



City of Falls Church, Virginia

Housing and Human Services Division

Consolidated Plan 2011 – 2015

For Housing and Community Development Needs



BUILDING BETTER LIVES



Consolidated Plan FY 2011-2015

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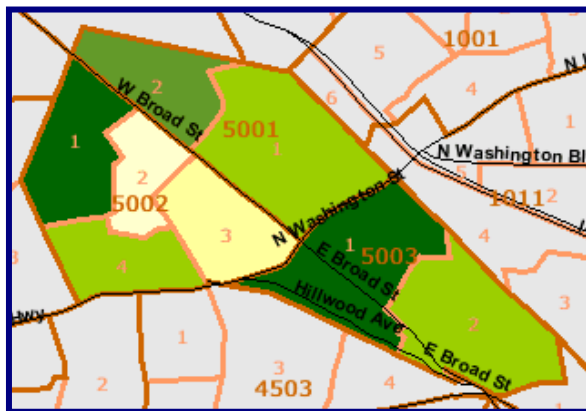
Executive Summary

The City of Falls Church, Virginia is a vibrant community situated in Northern Virginia just outside of Washington, DC. It is a relatively small jurisdiction with an estimated population of nearly 11,170 people (in 2008) and only covering 2.2 square miles. There was a 7.6% increase in the population from 2000 to 2008. Falls Church is the 4th densest jurisdiction in Northern Virginia.

	1990	2000	2008	Change	% Change
Population	9,578	10,377	11,169	792	7.6% ('00-'08)
Number of Households	4,195	4,471	N/A	276	6.6% ('90-'00)
Median Households Income	\$51,011	\$74,924	\$105,456	\$30,532	40.8% ('00-'08)
Average Household Size	2.27 persons	2.31 persons	N/A	0.04	1.8% ('90-'00)

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing, Summary File 1 and U.S. Department of Commerce, Bureau of the Census, 1990 Census of Population and Housing, Summary File 1; U.S. Census Bureau: State and County QuickFacts 2008.

Map of Average Household Incomes by Census Tract



Map of the City of Falls Church

Map Legend

Data Classes	
Dollars	
54584 - 64984	
64985 - 75384	
75385 - 85784	
85785 - 96185	
96186 - 106585	
106586 - 116985	
116986 - 127385	
Features	
	Major Road

City of Falls Church Vision Statement

In 2025, Falls Church is a small city that respects its citizens and provides personal attention to meeting their needs. It is a wonderful place to live, work, and shop, offering diversity in housing, amenities, and services. Its historic charm reflects the stewardship of residents and their local government. It is built on a human scale, where visitors and residents alike can find everything they need while experiencing the fabric of life in a friendly, close-knit community. Falls Church is a shining example of a city that has been able to retain the benefits of small town life, while remaining financially sustainable, and a full participant in one of our nation's most dynamic metropolitan areas.



City Hall



The Falls Church Episcopal



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What is the Consolidated Plan?

In order to receive federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds, the City of Falls Church must develop a comprehensive Consolidated Plan that describes both the community's needs and the strategies that will be used to address those needs for the next five years. This plan also incorporates Community Services Block Grant (CSBG) benefits (through an agreement with Arlington County) and the City's local Community Services Fund (CSF). The Housing and Human Services Division receives input from various entities including citizens, elected officials, service providers, businesses, public agencies, and nonprofit organizations, and uses this information to determine how federal funds will be spent.

City Council

Robin S. Gardner, **Mayor**
Harold (Hal) Lippman, Ph. D., **Vice Mayor**
Nader Baroukh
Daniel K. Maller
David F. Snyder
Daniel X. Sze
Lawrence Webb

City Manager's Office

Wyatt Shields, **City Manager**
Cindy Mester, **Assistant City Manager**

Housing Commission

Don Brobst, **Chair**
M.T. Gutmanis, **Vice Chair**
Catherine Findlay
Tori McKinney
Steve Sprague, *Falls Church Housing Corporation Liaison*

Housing and Human Services Division

Pamela Doran, **Director**
Leslyn Barrow
Kevin Denton
Letha Flippin
Caitlin Geary
Dana Lewis
Lisa Reid
Susan Richter
Tennille Smith Parker

Policy of Non-Discrimination on the Basis of Disability

"The City of Falls Church does not discriminate on the basis of disability in its employment practices or in the admission to, access to, or operations of its services, programs, or activities. Letha Flippin, 300 Park Avenue, Falls Church, Virginia has been designated to coordinate compliance with the ADA non-discrimination requirements."

"The City of Falls Church complies with the Americans with Disabilities Act. This document will be made available in an alternate format upon request. Call 703-248-5005, TTY/Voice 771"



Snapshot of Community

Population Characteristics

The population of the City of Falls Church increased by 11.2% from 1990 to 2000 and has continued to grow since then. The racial diversity has also increased since 1990, with the highest growth seen among the Asian and Hispanic populations.

	1990 Census	2000 Census	2008 estimate
Population			
Total Population	9,333	10,377	11,169
Race/Ethnicity Breakout			
White	89.0%	85.0%	84.3%
Black/African American	3.0%	3.3%	4.5%
American Indian and Alaska Native	N/A	0.2%	0.3%
Asian	5.0%	6.5%	8.4%
Native Hawaiian/Other Pacific Islanders	N/A	0.1%	0.1%
Other Multi-Racial	3.0%	4.9%	2.4%
Hispanic (any race)	261	876	905

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing, Summary File 1 and U.S. Department of Commerce, Bureau of the Census, 1990 Census of Population and Housing, Summary File 1; U.S. Census Bureau: State and County QuickFacts 2008.



The median age of Falls Church residents in 1970 was 30.4 compared to 39.7 in 2000.



According to the Census, the City of Falls Church saw the population of seniors (age 85+) double from 1990 to 2000.



Economic Trends

According to the Virginia Employment Commission, there were 12,803 individuals employed by City establishments in 2009, which represents a 23 percent decrease since the 2000 Census. The civilian labor force (those who live in the City and are employable) is about 6,986 people and of that, 534 people are considered unemployed. This creates an unemployment rate of about 7.6%.

There are 984 employers in the City of Falls Church. According to the Virginia Employment Commission, healthcare, retail and professional service firms are the primary job sectors.



City of Falls Church Businesses (From left to right): Brown's Hardware, Kaiser Permanente, The State Theater



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Education

During the 2008-2009 school year there were approximately 1,941 students enrolled in the City of Falls Church Public School system. During the same school year, 166 students graduated with 94% going on to institutions of higher education. Eighty-six percent of seniors took the SAT with an average score of 1716 which is higher than both the Virginia and National averages. Additionally, the City's only high school, George Mason High School has ranked in the top 100 of The Newsweek's list of the 1,500 top U.S. high schools for the past 5 years. In 2009, George Mason ranked 67th overall. There is less than a 1% dropout rate, which is the lowest rate in Northern Virginia.



Photo courtesy of Falls Church City Public Schools

Income

The median household income for a family of four was \$102,700 in 2009. The 2000 Census estimated that 20% of all households in Falls Church met the HUD definition of low-income.

2009 City of Falls Church Median Income			
Household Size	Low Income: 50% of Median	Moderate Income: 80% of Median	Middle Income: 100% of Median
1-Person	\$35,945	\$57,512	\$71,890
2-Person	\$41,080	\$65,728	\$82,160
3-Person	\$46,215	\$73,944	\$92,430
4-Person	\$51,350	\$82,160	\$102,700
5-Person	\$55,458	\$88,733	\$110,916

The Falls Church median income limits are based on the HUD median income established for the Washington, DC-MD-VA PMSA annually.

Poverty

According to the U.S. Census Bureau, the federal poverty level is \$22,050 a year for a family of four. The 2000 Census estimated that about 4% of the population is considered to be below the poverty level in the City of Falls Church. The poverty level decreased between 1990 and 2000 from 5.8% to 4.2%. Compared to other races or ethnicities, Black and Hispanic households have higher poverty rates.

Race/Ethnicity	Above Poverty	Below Poverty	% Below Poverty
White	8475	317	3.60%
Black	228	28	10.90%
Am. Indian/Alaskan Native	25	0	0.00%
Asian	636	38	5.60%
Hispanic	772	120	13.50%
Non-Hispanic Whites	7960	230	2.80%

Source: Northern Virginia Regional Commission, Northern Virginia Data Book 2004 page 99



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Source of Income

Source of Income	# of Residents Receiving Income	% of Residents Receiving Income
Social Security	903	20%
Supplemental Social Security	75	2%
Public Assistance	60	1%
Wage or Salary Income	3686	82%
Self Employment Income	730	16%
Interest, Dividends, or Net Rental Income	2801	63%

According to the 2000 US Census, 4% of the City of Falls Church population fell below the federal poverty level and one percent of the population received public assistance.

Nearly 82% of City residents earned income from wages or salaries and 20% are received income from social security payments.

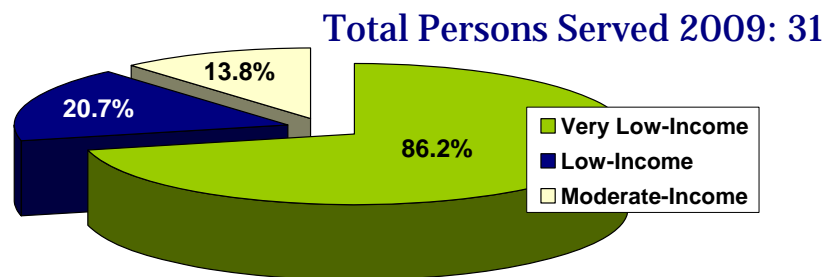
Source: U.S Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing, Summary File 3

Low and Very Low-Income Residents Receiving Assistance in 2009

The City of Falls Church has three major funding sources that provide assistance to low income residents: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and the Community Services Fund (CSF). As indicated in the charts below, the majority of the funds from CDBG, HOME and CSF benefited very low and low-income residents in FY 2009.

CDBG and HOME Assistance

CDBG and HOME are federal block grants that are intended to fund community development activities at the local and state level. The programs are administered through the City's Housing and Human Services Department to local grantees.



Source: FY2009 City of Falls Church Consolidated Annual Performance and Evaluation Report (CAPER)

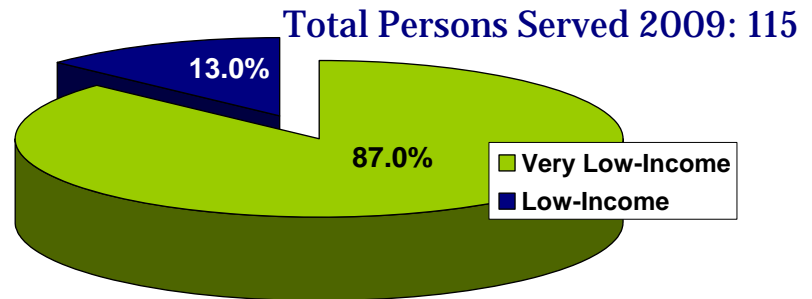
	2006		2007		2008	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Very Low-Income	50	51%	98	65%	71	72%
Low-Income	35	35%	42	28%	13	13%
Moderate Income	14	14%	10	7%	15	15%
TOTAL	99	100%	150	100%	99	100%



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CSF Assistance

The CSF provides local funds, through a competitive process, for human service programs and activities. The program is administered through HHS and funded as a dedicated portion of the City's budget.



Source: Internal City of Falls Church HHS data.

	2006		2007		2008	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Very Low-Income	246	43%	124	42%	73	45%
Low-Income	321	57%	172	58%	88	55%
Moderate Income	0	0%	0	0%	0	0%
TOTAL	567	100%	296	100%	161	100%

CSBG Assistance

CSBG is an additional resource (as a result of a 2009 expansion agreement with Arlington County) that allows the City to receive the benefit of federal and state Community Service Block Grant (CSBG) funds beginning in FY 2010. This agreement will be renewed annually. Community Action Agencies (CAAs) receive core funding through the federal CSBG program. These funds are awarded by formula through the state to designated CAAs. The CAA or CAP can either be a nonprofit or a locality. There are currently 26 CAA's throughout Virginia. While the majority of Virginia Community Action Agencies are private nonprofits, Arlington County has a local government department serving in the role of CAA. This expansion agreement with Arlington County means that an additional 14 low to moderate-income City residents will be able to participate in FY2010. In the future the number to be served is contingent on the amount of CSBG funds Arlington County receives. This number will be specified in an annual agreement.



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Housing Profile

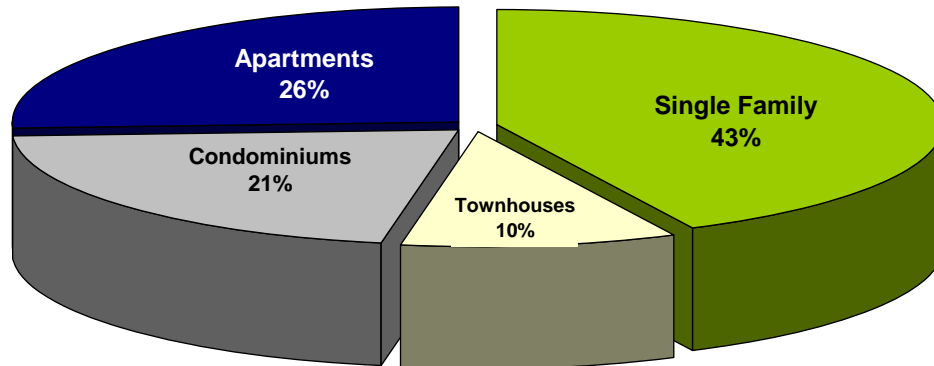
As of 2009, there were 5,570 housing units in the City of Falls Church. In 2004, there were 4,927 housing units, which represent a 13% gain in total housing units. This is attributable to the increase in denser development the City has seen in the last few years.

The number of households has increased steadily from 2000 to 2009 and is estimated at 4,920 to date. In 2000, the homeownership rate was nearly 61%.

Year	Housing Units	Households
2000	4,725	4,471
2004	4,927	4,574
2005	no data	4,600
2006	5,510	4,680
2007	no data	4,760
2008	no data	4,840
2009	5,570	4,920

Source: City of Falls Church Assessor's office data, 2009

Housing Types



Source: City of Falls Church Assessor's office data, 2009

Trends in Falls Church Housing Stock:



According to the 2000 Census, 60% of housing will be 50 years old or more by 2010.



According to MRIS data, the median home sales price in November 2009 was \$465,000.



The number of total houses sold in November 2009 was 14 houses.



Photo Courtesy of Atlantic Realty



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Housing Needs

Affordable Housing Prices

Rental Housing Trends

In 2009, average rents in the City of Falls Church ranged from \$1,463 per month for a 1-bedroom unit to \$1,954 per month for a 3-bedroom unit. The lowest average rent is affordable to a household earning a minimum annual income of \$58,520, which is \$7,170 above the median income for a 4-person household earning 50% of AMI [See Appendix C].

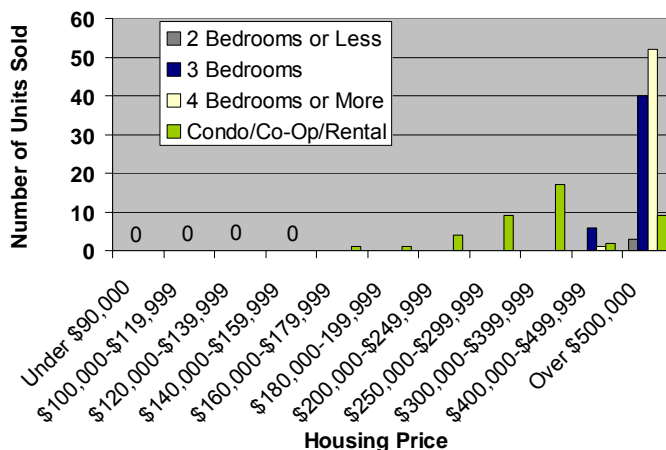
Number of Bedrooms	Average Rent*	Required Minimum Income*
Efficiency	\$1,723	\$68,920
1 Bedroom	\$1,463	\$58,520
2 Bedroom	\$1,815	\$72,605
3 Bedroom	\$1,954	\$78,160
4 Bedroom	\$2,599	\$103,960

* Data was calculated by using a standard that states households should not pay more than 30% of annual income on housing costs
Source: City of Falls Church Annual Rent Survey, 2009.

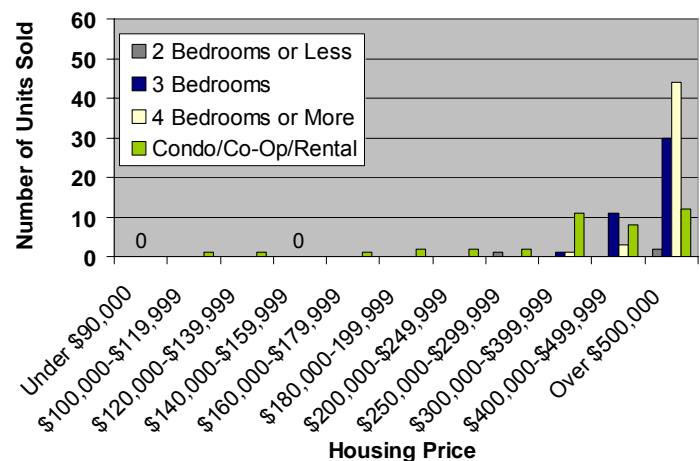
For-Sale Housing Trends

There have been no home sales under \$100,000 since 2004. Purchasers with low and moderate incomes are generally limited to purchasing condominiums because single family homes usually sell for more than \$500,000. There are very few affordable for-sale units in the City of Falls Church. In 2006, only two condos sold for less than \$200,000; in 2008 five condos sold for less than \$200,000.

City Residential Sales 2006



City Residential Sales 2008



Source: Metropolitan Regional Information Systems, Inc. Reports and Statistics, Year End Real Estate Trend Indicator, 2006 and 2008.

Affordable Housing Supply

Rental Housing Trends

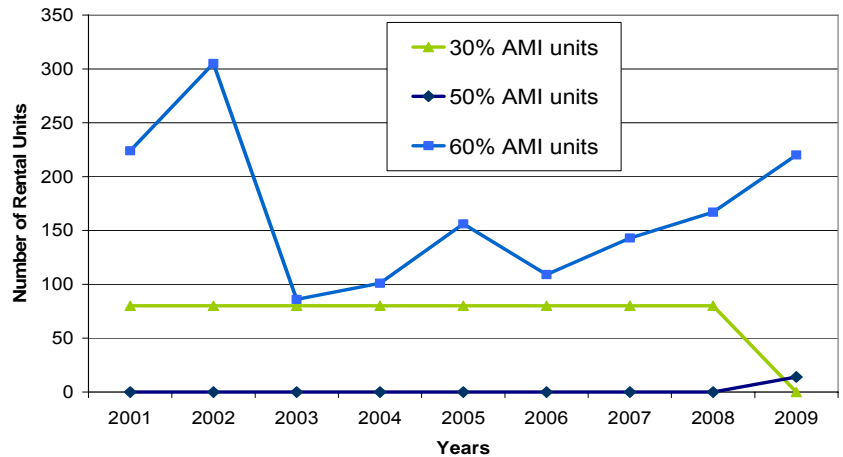
According to a 2007 City of Falls Church Affordable Housing Assessment Study conducted by a third party consultant, Jones Lang LaSalle, the City will lose up to 754 affordable multifamily rental housing units by 2010 through the possible rehabilitation of four affordable rental properties. These properties are Merrill House, Virginia Village, Lee Square, and the Broadfalls Apartments.



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The City lost 80 rental units affordable to renters at 30% of AMI [See Appendix C] in 2009. This is attributable to the decision of the Falls Church Housing Corporation to opt out of the project based rental subsidy program at Winter Hill Apartments. [See page 10]. This decision was largely based on the HUD allowable rents being insufficient to cover operating cost of the property.

Affordable Rental Units, 2001-2009



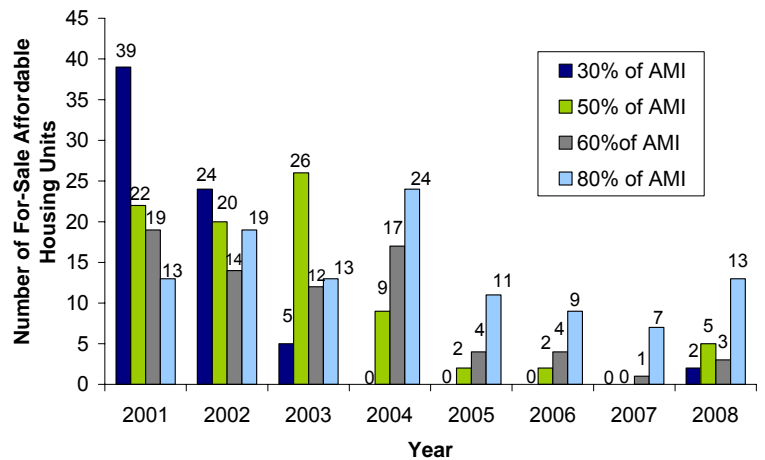
Source: All rental data is gathered by HHS staff on a yearly basis.

For-Sale Housing Trends

The affordable for-sale housing supply has significantly decreased since 2001. The number of units affordable to households earning 30% of AMI [See Appendix C] has decreased from 39 units in 2001 to zero units in 2007. Likewise, the number of units affordable to households earning between 100% and 120% of the HUD AMI [See Appendix C] has decreased by 34 and 29 units, respectively since 2004. In contrast, the number of units affordable to households earning 120% of AMI [See Appendix C] or more has more than tripled since 2001.

Affordable For-Sale Units, 2001-2008

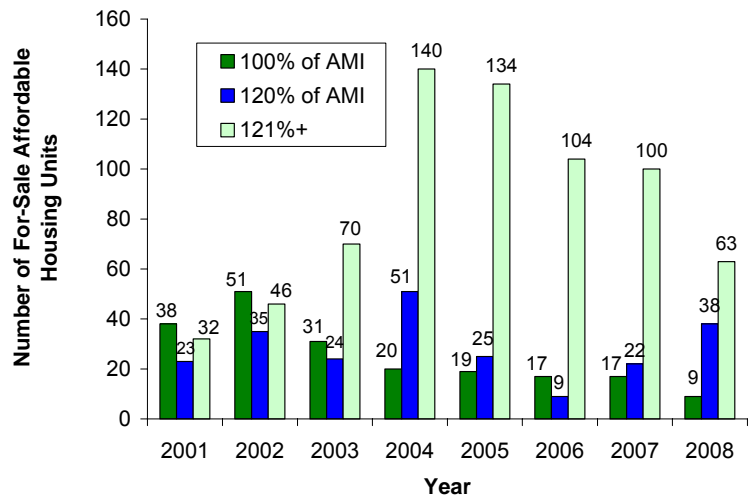
30% to 80% of Area Median Income



Graph Sources: All affordable for-sale unit data calculated by HHS staff on yearly basis. Data from Metropolitan Regional Information Systems, Inc. Reports and Statistics, Year End Real Estate Trend Indicator, 2001 – 2008.



100% to 120% of Area Median Income





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Increase in Jobs vs. Decrease in Housing

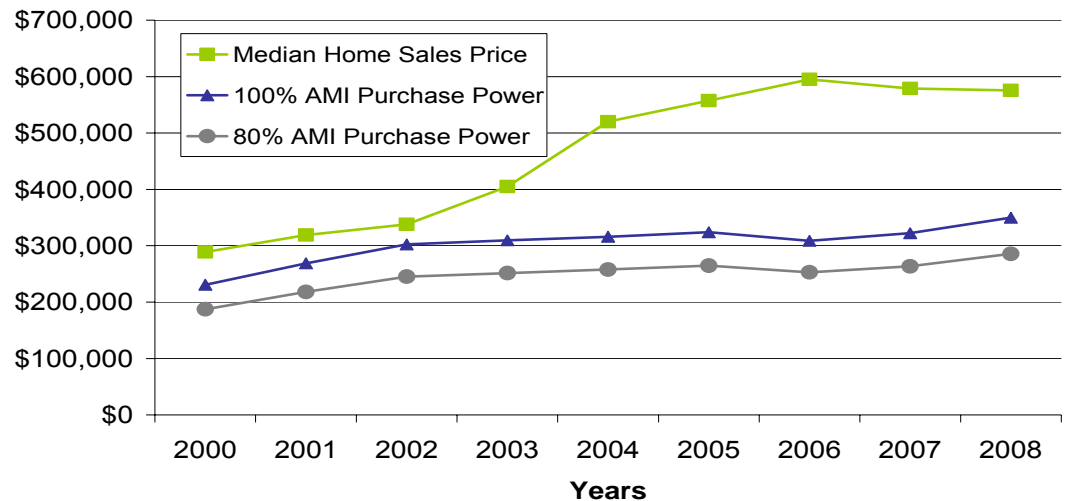
According to the Metropolitan Washington Council of Governments (MWCOC), the number of jobs in the City of Falls Church is projected to increase from 9,500 jobs in 2005 to 15,100 jobs in 2015. Based on a common standard utilized by MWCOC, a municipality should gain one new housing unit for every 1.6 new jobs. This means that 3,500 new housing units would be needed in order to support the projected growth in jobs. 20% of the projected new jobs are expected to be low wage, which means that 700 of those new units should be made affordable to lower income wage earners.

Household Purchasing Power

Since 2000, the median home sales price has significantly outweighed the cost buyers earning 100% of AMI [See Appendix C] are able to afford in the City of Falls Church. In 2008, the median home sales price was \$575,440 but a household earning 100% of the AMI [See Appendix C] could only afford to purchase a home worth \$349,973. The purchasing power for households earning 100% of AMI [See Appendix C] or less has been consistently lower than the median homes sales prices.

Purchasing Power Based on Income

Graph Source: Median Home Sales Prices data from Metropolitan Regional Information Systems, Inc, Reports and Statistics, Year End Real Estate Trend Indicator, 2000-2008. Purchase power calculated by HHS staff using Fannie Mae Housing Counselor tool.





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Public and Assisted Housing Needs

The City of Falls Church does not have public housing and it does not have the legal right of a housing authority to own or operate public housing. The City sought the right to create a Housing Authority in the past but the State denied the request.

Assisted Housing

Assisted housing refers to primarily rental housing that receives some type of federal subsidy or mortgage assistance. Within the City of Falls Church, there are no longer any federally assisted housing complexes. Winter Hill Apartments is an 80-unit rental complex where preference is given to low-income elderly and disabled households and is operated by the Falls Church Housing Corporation (FCHC). The facility had been receiving project based subsidies from HUD under the Housing Assistance Payments (HAP) program since July 1, 1988. As of June 2009, Winter Hill will no longer receive assistance from HUD as the HAP contract expired. This decision to opt out was largely based on the HUD allowable rents being insufficient to cover operating cost of the property.



Winter Hill Apartments

Tenants in place now receive rent subsidy vouchers and may continue to live at Winter Hill with the subsidy or may choose to move to other rental housing that accepts these types of vouchers. This opt-out of project-based subsidies has created a significant loss of dedicated affordable units that people at 30% of AMI [See Appendix C] or below could afford. It was the only rental housing affordable to persons at that income level. However the property is now able to serve a wider range of AMI affordable renters which is also meeting a need.

Section 8 Housing Choice Vouchers

The Fairfax County Redevelopment and Housing Authority (FCRHA) administers the Housing Choice Voucher Program on behalf of the City of Falls Church. Through this program, low and moderate income households pay no more than 30% of their monthly income toward rent and the County (using Section 8 funds) pays the other portion. Persons with Housing Choice Vouchers (HCV) may live at any privately owned rental home provided the home is safe, meets federal housing quality standards, does not exceed rent limits, and the owner is willing to accept voucher payments. As of July 2009, there were 119 Falls Church participants in the Housing Choice Voucher program, including the 80 households living at Winter Hill who were given vouchers. Thirty-eight City residents are currently on the waiting list and the list has been closed to new applicants since 2006. The City no longer has a set aside number of vouchers on the waiting list specifically designated for Falls Church applicants.



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Homeless Individuals and Families

The 10-Year Plan to End Homelessness

In previous years, the City of Falls Church has participated in the Fairfax County-Falls Church Continuum of Care. In 2007, a 10 Year Plan to End Homelessness replaced the County/City Continuum of Care initiative. This plan calls for a “housing first” model that incorporates redirection of resources and rapid re-housing as solutions and preventative measures to the homelessness problem. Similar models have proven to be successful in many other communities across the United States.



2008 Characteristics of the Homeless Population

The Metropolitan Washington Council of Governments (MWCOC) Homeless Services Planning and Coordinating Committee conducts a “Homeless Enumeration for the Washington Metropolitan Region” which tracks the number of persons found to be homeless in the area. MWCOC uses a “point in time” survey to count the number of persons found on the streets, in emergency shelters, or in transitional and permanent supportive housing. The point in time survey combines the homeless populations of the City of Falls Church and Fairfax County.

Characteristic	Number
Single Individuals	744
Chronically Homeless	402
Employed	169
Unsheltered	165
Families	1,091
Chronically Homeless	27
Employed	272
Homeless Children	640
Total Homeless Population	1,835

Source: 2008 Point in Time Survey

Winter Emergency Shelter

In addition to its contract with Fairfax County for emergency shelter, space, and services, the City of Falls Church also supports one emergency winter overflow shelter. The Falls Church Winter Emergency Shelter is open from December 1st to March 31st, has 12 beds and is only open to adults. During the winter of 2007-2008, there were 41 shelter residents, 37 of those clients were male and 7 female. On average, clients stayed about 25 days, and a majority of the homeless individuals leave for unknown destinations at the time of departure.









Photos courtesy of Emergency Winter Shelter Website



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Community Survey Feedback from Winter Shelter Staff:

-  Increase the number of affordable housing units available in the City for the population that is at 30% or less of median area income.
-  Implement an single resident occupancy (SRO) policy for the City and change zoning rules to permit the development of SROs in the City.
-  Fully integrate the City services and policies that deal with persons who are homelessness and at-risk of homelessness with the new Fairfax-Falls Church Plan to Prevent and End Homelessness. There should be a seamless consistency in policy and practices. The City should take an active role in the governing bodies of the Plan.
-  The City should increase its rental assistance program for its low income population.
-  The City should continue to support those non-profits located in the City that work with persons who are homeless and/or at risk of being homeless.
-  Homelessness is exacerbated in the winter and there is a general lack of winter emergency beds for persons who are homeless. The City should continue to support the Falls Church Winter Shelter.

Non-Homeless Special Needs Housing

Besides the homeless population, there are special needs families and individuals that require services in order to maintain decent, safe and affordable housing. Special needs can be defined as elderly, persons with severe mental illness, intellectually or developmentally disabled, physically disabled, persons with substance abuse and those living with AIDS. According to 2000 Census data, there were 1,262 persons age 64 or older living in the City of Falls Church. Of these elderly individuals, more than 50% are of low and moderate income and have housing cost burdens (paying more than 30% of their total household income toward rent). This shows a demand for the planned Falls Church housing project that will serve residents at 60% AMI.

Percent of Elderly Renters/Homeowners with Housing Cost Burdens (age 62+)				
	Extremely Low-Income	Low-Income	Moderate-Income	Middle-Income
Renters	72.4%	93.7%	60.0%	3.1%
Homeowners	60.5%	18.1%	20.6%	13.5%

Source: U.S. Department of Housing & Urban Development, State of the Cities Database CHAS Data 2000

According to the 2000 Census, there were 1,026 non-elderly disabled persons and 71 people receiving services due to alcohol or substance addiction. It is important to note that not all special needs persons require specialized housing.



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Community Consultation

COMMUNITY NEEDS SURVEY



The Housing and Human Services Division created a needs survey [see Appendix D] to gauge citizen's response to what they felt were the highest priorities in terms of community development and housing needs.

Survey Respondent Demographics:



26% above the age of 60



47% between the ages of 35 and 60, only one respondent below the age of 30



62.5% of respondents were female and 37.5% were male



78.3% of respondents were White



8.7% of respondents were Asian



4.3% of respondents were Black/African American



95% were of a Non-Hispanic ethnic background

About 58 percent of respondents reported their annual income to be \$100,000 or more, which is considered high-income. Only 25 percent of respondents indicated their annual income to be \$50,000 or less. This group is considered very low or low-income.

Survey respondents were asked to identify the **highest** and **lowest** priorities in the following categories:

	Housing Needs	Community Services/Non-Housing Needs	Special Needs Services	Business and Community Development Needs
Highest Priorities	<ul style="list-style-type: none"> Safety/Energy Improvements Specialty Housing (Senior/Disabled) 	<ul style="list-style-type: none"> Park/Recreation Facilities Public Safety Services Libraries 	<ul style="list-style-type: none"> Services/Facilities for Disabled Accessibility Improvements 	<ul style="list-style-type: none"> Economic Development Infrastructure Improvements
Lowest Priorities	<ul style="list-style-type: none"> Foreclosure Prevention Rental Assistance 	<ul style="list-style-type: none"> Computer Literacy Programs Financial Education 	<ul style="list-style-type: none"> HIV/AIDS Facilities and Services 	<ul style="list-style-type: none"> Business Mentoring

When the respondent's **annual income** is taken into account, the highest and lowest priorities change in the following way:

	Housing Needs	Community Services/Non-Housing Needs	Special Needs Services	Business and Community Development Needs
Middle to High-Income Respondents (\$100,000 annually or more)				
Highest Priorities	<ul style="list-style-type: none"> Specialty Housing (Senior/Disabled) 	<ul style="list-style-type: none"> Parks/Recreation Facilities 	<ul style="list-style-type: none"> Services/Facilities for Disabled 	<ul style="list-style-type: none"> Infrastructure Improvements
Lowest Priorities	<ul style="list-style-type: none"> Rental Assistance Fair Housing Enforcement 	<ul style="list-style-type: none"> Computer Literacy Financial Education 	<ul style="list-style-type: none"> HIV/AIDS Services 	<ul style="list-style-type: none"> Business Mentoring
Low to Very Low-Income (\$50,000 annually or less)				
Highest Priorities	<ul style="list-style-type: none"> Safety/Energy Improvements Housing Rehabilitation 	<ul style="list-style-type: none"> Public Safety Services/Improvements 	<ul style="list-style-type: none"> Homeless Shelters/Services Emergency Assistance 	<ul style="list-style-type: none"> Job Creation/Retention
Lowest Priorities	<ul style="list-style-type: none"> Rental Assistance 	<ul style="list-style-type: none"> Financial Education 	<ul style="list-style-type: none"> HIV/AIDS Services 	<ul style="list-style-type: none"> Commercial/Industrial Rehabilitation



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A Sample of Responses from the Community Needs Survey:



"I feel as though I have been a victim of housing discrimination on the basis of my familial status but I did not report this because I don't have enough time to find other housing."

"The City needs improved public transportation, locally within the Falls Church "node" that connects to nearby areas such as Tyson's Corner, Ballston, and Seven Corners."

"We need improved access to translators and more English as a Second Language (ESL) classes."

How are we doing?

Of the respondents who had indicated that they had taken advantage of the programs or services that Housing and Human Services offers, 73 percent said they had a "good" or "excellent" experience. 30% of respondents rated HHS service as "excellent".

COMMUNITY FORUMS



In addition to conducting a community needs survey, HHS held two community forums where citizens were able to share specific needs with members of the Housing staff. The results of the forum were as follows:

Highest Needs Identified:



Affordable Housing for Seniors and Disabled



Workforce Housing



Increased Transportation Assistance



Economic Development/New Businesses



Public Swimming Pool



Affordable Housing for Lower Income Households



Affordable Child Care/Pre-School



Exercise Classes (Pool and In-Door Aerobics)



Computer Training for Low-Income Residents



ESL Classes



Job Training/Job Search Services

Comments from the Community Forums:

"It is very hard to age in place in the City of Falls Church. Once many senior citizens retire, they are forced to move because it becomes too expensive to live here."

"Many families of one particular race/income live in one specific apartment complex in the City of Falls Church."

"Even the most affordable housing is still not affordable."

"There is very little housing for moderate-income individuals."

"There needs to be a swimming pool at George Mason High School for the community to enjoy."

"During the winter, it is too cold to go for walks, which makes it hard to exercise."

"I would like to have a job, but I do not have the resources to find one."



Housing and Human Services Division photo



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Homeownership Opportunities

Down Payment/Closing Cost Assistance

The City of Falls Church offers low and moderate income households the opportunity to purchase a home by providing assistance with a deferred second mortgage to help meet the gap between the purchase price and the loan. The maximum amount for a second mortgage is \$20,000. The program is available only to first-time homebuyers who are purchasing a home in the City of Falls Church and households must have a combined income that is between 50% and 80% of the AMI [See Appendix C]. In FY 2007-2008 the City received \$1,000,000 in **Home Stride** funds from the Virginia Housing Development Authority (VHDA), available to first-time homebuyers to use as down payment assistance. This program provided down payment assistance (in the form of a second mortgage) of up to \$25,000 to eligible applicants.










Sponsoring Partnerships and Revitalizing Communities (SPARC) Low-Interest Mortgage Program

Since 2006, the City has received \$6,000,000 in regular SPARC funds and \$2,500,000 in Flex (adjustable) SPARC. Households that are purchasing a home in the City of Falls Church are able to receive a mortgage interest rate that is one-half percent or one percent below VHDA First Time Homebuyer (FTHB) Rates. Applicants must have a combined household annual income that falls between 30% and 60% of the AMI [See Appendix C].

Affordable Dwelling Unit (ADU) Program

The City operates an Affordable Dwelling Unit (ADU) Program where for-sale and rental units are offered to income-eligible applicants. Applicants are chosen to participate in the program via a lottery process when a unit becomes available.

Characteristics of ADU Homeownership Program:

-  26 owner ADUs in 6 properties in the City of Falls Church
 - ▶ 6 three bedroom units
 - ▶ 13 two bedroom units
 - ▶ 7 one bedroom units
-  At time of purchase, all owners were between 50% and 80% of AMI [See Appendix C]
-  Race/Ethnicity of ADU owners:
 - ▶ 14 White/Non-Hispanic households
 - ▶ 4 White/Hispanic households
 - ▶ 2 Black/Non-Hispanic households
 - ▶ 1 Black/Hispanic households
 - ▶ 5 Asian households
-  Sale prices range from \$116,000 to \$206,000
-  ADU Homeownership Association or condo fees range from \$300.00 to \$425.00 a month.
-  1 property has a 30 year covenant, 1 property has a 20 year covenant and 4 properties have 15 year covenants. Covenants have now been standardized at a rolling 15 years.*
-  14 Residents utilized a SPARC Low-Interest Mortgage
-  8 residents utilized a HOME STRIDE first time homebuyer loan
-  6 residents utilized the City of Falls Church Down Payment/Closing Cost Assistance







* The covenant requires the unit to remain affordable for a period of time and cannot be resold at market rate



Whittier Park Townhome

Rental Opportunities

Characteristics of ADU Rental Program:

-  15 rental ADUs in one property in the City of Falls Church
 - ▶ 8 two bedroom units
 - ▶ 7 one bedroom units
-  All renters have an annual income that is between 50% and 80% of AMI [See Appendix C]
-  Race/Ethnicity of ADU renters:
 - ▶ 8 White/Non-Hispanic households
 - ▶ 3 White/Hispanic households
 - ▶ 2 Black/Non-Hispanic households
 - ▶ 2 Asian households
-  Rental prices range from \$1,039.50 to \$1262.25
-  Monthly fees for a rental ADU includes \$50 for the first vehicle and \$75 for each additional vehicle
-  The Pearson Square rental ADUs have 20 year covenants*

* The covenant requires the unit to remain affordable for a period of time and cannot be resold at market rate









Pearson Square Apartments

Tenant Based Rental Assistance (TBRA)

The TBRA program is a short-term (up to 18 months) tenant based rental assistance program utilizing federal HOME funds. TBRA beneficiaries pay 30% of their adjusted monthly income toward rent and the balance of the rent is paid by the TBRA subsidy. The tenant must be a U.S. citizen, have a gross annual income that does not exceed 60% of the AMI [See Appendix C] and the household's liquid assets may not exceed \$30,000. All participants are counseled on long-term financial stability.

Characteristics of TBRA Participants:

-  On average, 8 participants per year
-  Race/Ethnicity of TBRA participants since 1998:
 - ▶ 63.8% White/Non-Hispanic
 - ▶ 10.5% Black/Non-Hispanic
 - ▶ 10.5% Asian/Non-Hispanic
 - ▶ 7.6% White/Hispanic
 - ▶ 1.9% American Indian
 - ▶ 5.7% Other/Non-Hispanic
-  26.4% of participants have been senior citizens
-  13.2% of participants have been considered disabled
-  4.7% of participants have been disabled senior citizens
-  73.6% of the heads of household have been female



Broad Falls Apartments



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Other Affordable Rental Units

There are two affordable rental properties that provide lower rents to moderate and low-income households. The Fields of Falls Church is a 96-unit complex that utilizes Low-Income Housing Tax Credits for low-income households. A Low Income Housing Tax Credit is a deduction-equivalent credit that offsets up to \$25,000 of income, available to owners of residential, low-income (renters with up to 50% of AMI [See Appendix C]) rental property. Virginia Village is comprised of two quad-plex apartment buildings and is operated by the Falls Church Housing Corporation. Rents for these affordable complexes are as follows:

Number of Bedrooms	The Fields		Virginia Village	
	Price	Number of Units	Price	Number of Units
1 Bedroom	\$950	28	\$702	8
2 Bedroom Jr.	\$1,015	14	N/A	N/A
2 Bedroom Sr.	\$1,130	47	N/A	N/A
3 Bedroom	\$1,345	7	N/A	N/A

Source: City of Falls Church, Housing and Human Services Division Annual Rental Survey, 2009

Assisted Living Facility

There is one affordable assisted-living facility that is specifically designed for elderly and/or disabled persons. The agreement between Sunrise Assisted Living Facility and the City of Falls Church states that 10% of the beds be reserved for low-income individuals and 20% for moderate-income individuals.

Teacher Workforce Units

There are nine teacher workforce units (TWUs), which are affordable rental units, at the Read Building. Priority is given to residents who are employed by Falls Church City Public Schools and each tenant must meet the eligibility requirements. TWU rental unit prices range from \$875 per month for 1 bedroom junior units to \$1,000 per month for 1 bedroom regular units.



The Read Building



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Housing Actions, Policies, and Accomplishments

Housing Initiatives and Programs

1997	 Completed negotiations for 4 Affordable Dwelling Unit owner town homes at Falls Park  Completed negotiations for 6 Affordable Dwelling Unit owner town homes at Whittier Park
2000	 Adopted an Affordable Housing Policy  Created the Affordable Housing Fund where developers may opt to contribute money in lieu of including affordable units in new housing developments
2001	 Completed negotiations for 4 Affordable Dwelling Unit owner condos at The Broadway
2003	 Completed negotiations for 4 Affordable Dwelling Unit owner condos at The Byron
2004	 Adopted an Affordable Housing Ordinance  Completed negotiations for 8 Affordable Dwelling Unit owner condos at The Spectrum
2005	 Developed a Housing Needs Report that was presented to Falls Church City Council  Created Homeownership Affordable Dwelling Unit (ADU) policy
2006	 Assisted in the implementation of 9 rental Teacher Workforce Units at The Read Building
2007	 Independent consultant, Jones Lang LaSalle, completed a City of Falls Church Affordable Housing Study  Created the Affordable Dwelling Unit Rental Program  Completed negotiations for 15 Affordable Dwelling Unit rental apartments at Pearson Square that were originally filed as ADU condos  Completed negotiations for 7 Affordable Dwelling Unit rental apartments at new development, Northgate/Hekemian  Updated Homeownership ADU policy
2008	 Virginia Legislature adopted a City of Falls Church Charter Change that allows the City to provide incentives for affordable housing development  Began providing credit counseling and foreclosure prevention services



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Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Funding and Accomplishments FY 2006-2009

FY 2006 Project Name	Funding Expended	Number of Beneficiaries	Activity Location
Tenant Based Rental Assistance	\$41,115.00 HOME \$11,916.97 CDBG \$40,420.00 Local Match Funds	18 households 37 persons	Citywide
Housing Rehabilitation: Falls Church Housing Corp.	\$18,837.49	8 households	204 Gibson St. 300 S. Maple
CDBG Program Administration	\$7,964.65 CDBG \$10,200.00 CDBG to Arlington County	Not Applicable	Not applicable
Services for Special Populations: Therapeutic Recreation	\$481.25 CDBG	11 persons	Falls Church Community Ctr.
Falls Church Winter Shelter	\$10,000.00 CDBG	65 persons	217 Gordon Road
Even Start Family Literacy Program	\$8,000.00 CDBG	9 households 35 persons	105 N. Virginia Ave.
Housing Law Program	\$3,000.00 CDBG	9 households 9 persons	6066 Leesburg Pike (Fairfax County)
First Time Homebuyer Program	\$40,000.00 CDBG	5 households received down payment & closing cost assistance	Citywide
City Hall Rehabilitation: Accessible Ramp renovation to meet with Americans with Disabilities Act standards	\$13,726.96 CDBG	50% completed	300 Park Avenue
Transitional Housing For Women	\$27,500 CDBG	7 persons	209 E. Broad St.
Small Business Assistance	\$23,600 CDBG	- 27 persons received technical assistance - 19 businesses received technical assistance - 14 businesses created	Citywide

FY 2007 Project Name	Funding Expended	Number of Beneficiaries	Activity Location
Tenant Based Rental Assistance	\$ 51,486 HOME \$ 12,362 CDBG \$40,476 Local Match Funds	20 households 38 persons	Citywide
First Time Homebuyer Program	\$43,332 CDBG	6 households	Citywide
CDBG Program Administration	\$8,447 CDBG \$8,560 CDBG to Arlington County	Not Applicable	Not applicable
Transitional Housing For Women	\$17,005 CDBG	6 persons	209 E. Broad St.
Falls Church Winter Shelter	\$6,184 CDBG	66 persons	217 Gordon Road
Even Start Family Literacy Program	\$2,500 CDBG	9 households	105 N. Virginia Ave.
Housing Law Program	\$1,717 CDBG	4 persons	6066 Leesburg Pike (Fairfax County)
Homeownership Counseling/Classes	\$11,457 CDBG	26 persons	Community Center, Falls Church City
Volunteer Home Repair	\$4,000 CDBG	2 households	2 City Residents
City Hall Rehabilitation: Accessible Ramp renovation to meet Americans with Disabilities Act standards- carry over from FY06	\$11,273 CDBG	Completed	300 Park Avenue



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FY 2008 Project Name	Funding Expended	Number of Beneficiaries	Activity Location
Tenant Based Rental Assistance	\$51,741 HOME \$5,000 CDBG \$34,830 Local Match Funds	18 households	Citywide
First Time Homebuyer Program	\$86,585 CDBG	5 households	Citywide
CDBG Program Administration	\$ 8,521 CDBG \$ 8,521 CDBG to Arlington County	Not Applicable	Not applicable
Transitional Housing For Women	\$3,600 CDBG	6 persons	209 E. Broad St.
Falls Church Winter Shelter	\$3,600 CDBG	43 persons	217 Gordon Road
Even Start Family Literacy Program	\$2,000 CDBG	8 households	105 N. Virginia Ave.
Housing Law Program	\$1,177 CDBG	5 persons	6066 Leesburg Pike (Fairfax County)
Homeownership Counseling/Classes	\$2,332 CDBG	7 persons	Winter Rec. Room City of Falls Church
Volunteer Home Repair	\$4,000 CDBG	2 households	2 City Residents
Emergency Assistance, Falls Church Community Services Council	\$749 CDBG	3 households	300 Park Avenue

FY 2009 Program Name/Organization	Funding Expended	Number of Beneficiaries	Activity Location
Tenant Based Rental Assistance	\$46,447 HOME \$5,000 CDBG \$40,210 Local Match Funds	13 households	Citywide
First Time Homebuyer Program	\$40,060 CDBG	2 households	Citywide
CDBG Program Administration	\$8,200 CDBG \$8,200 CDBG to Arlington	Not Applicable	Not Applicable
Transitional Housing for Homeless Families	\$11,895 HOME	9 households	Citywide
Mt. Daniel Family Literacy Program	\$2,000 CDBG	6 households	105 N. Virginia Ave.
Arlington Home Ownership Made Easier (AHOME)	\$1,899.50 CDBG	2 households	Community Center City Hall and Winter Hill
Volunteer Home Repair (RPJ Housing)	\$4,000 CDBG	2 households	2 City Residents
Emergency Assistance, Falls Church Community Service Council (FCSC)	\$2,000 CDBG	9 households	Citywide

Summary of 2009 Community Services Fund (CSF) Program Funding and Accomplishments FY 2006-2009

FY 2006 Program Name/Organization	Funding Expended	Number of Beneficiaries	Activity Location
Easter Seals Child Development Center	\$7,000.00	17 households	111 N. Cherry Street
Falls Church Community Services Council	\$2,100.00	286 households	Citywide
Friends of the Falls Church Shelter	\$10,000.00	65 households	207 N. Gordon Road
Women's Center	N/A	N/A	N/A -- Program Terminated
Homestretch	\$18,000.00	6 households	Citywide
CADRE	\$3,000.00	2650 households	7124 Leesburg Pike
Legal Services	\$10,920.00	33 households	6066 Leesburg Pike
Offender Aid & Restoration (OAR)	\$15,000.00	175 households	1400 N. Uhle Street, Arlington
Metropolitan Washington Ear	\$600.00	4 households	Citywide



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FY 2007 Program Name/Organization	Funding Expended	Number of Beneficiaries	Activity Location
ARC of Northern Virginia (ARC)	\$3,000.00	11 households	100 N. Washington Street
Boy Scouts of America	N/A	25 households	Citywide
CADRE	\$2,193.35	2493 households	7124 Leesburg Pike
Easter Seals Child Development Ctr. (CDC)	\$3,000.00	25 households	111 N. Cherry Street
Falls Church Community Services Council (FCCSC)	\$5,187.16	189 households	Citywide
Friends of Falls Church Emergency Shelter	\$12,000.00	49 households	207 N. Gordon Road
Health Systems Agency of Northern Virginia (HSANV)	\$1,600.00	40 households	Citywide

FY 2007 Program Name/Organization (continued)	Funding Expended	Number of Beneficiaries	Activity Location
Homestretch	\$15,000.00	10 households	Citywide
HOPE of Northern Virginia (HOPE)	\$900.00	2 households	610 Park Avenue
Ives House (Falls Church Housing Corp.)	\$3,000.00	11 households	330 B South Virginia Avenue
Legal Services of Northern Virginia (LSNV)	\$7,800.00	27 households	6066 Leesburg Pike
Metropolitan Washington EAR	\$600.00	7 households	Citywide
Offender Aid and Restoration (OAR)	\$12,000.00	52 households	1400 N. Uhle Street, Arlington
Recording Services (RSVI)	\$1,600.00	N/A	Citywide

FY 2008 Program Name/Organization	Funding Expended	Number of Beneficiaries	Activity Location
Commonwealth Alliance for Drug Rehabilitation and Education (CADRE)	\$2,308.79	N/A	7124 Leesburg Pike
Child Development Ctr. - Easter Seals (CDC)	\$4,800.00	17 households	111 N. Cherry Street
Metropolitan Washington EAR (EAR)	\$660.00	33 households	Citywide
Falls Church Community Services Council (FCCSC)	\$9,346.16	634 households	Citywide
Homestretch	\$17,400.00	32 households	Citywide
HOPE of Northern Virginia (HOPE)	\$824.00	10 households	610 Park Avenue
Health Systems Agency of Northern Virginia (HSANV)	\$1,600.00	5 households	Citywide
Legal Services of Northern Virginia (LSNV)	\$6,367.50	23 households	6066 Leesburg Pike
Offender Aid and Restoration (OAR)	\$17,250.00	9 households	1400 N. Uhle Street, Arlington
Friends of Falls Church Emergency Shelter	\$16,000.00	244 households	207 N. Gordon Road

FY 2009 Program Name/Organization	Funding Expended	Number of Beneficiaries	Activity Location
Easter Seals Child Development Ctr. (CDC)	\$8000	17 households	111 N. Cherry St.
Falls Church Community Services Council (FCCSC)	\$11,000	44 households	Citywide
Friends of Falls Church Emergency Shelter	\$18,000	41 households	217 Gordon Rd.
Health Systems Agency of Northern Virginia	\$1,600	N/A	Citywide
Homestretch	\$20,381	8 households	Citywide
Legal Services of Northern Virginia (LSNV)	\$8,047.50	40 households	Citywide
Metropolitan Washington Ear (EAR)	\$980	8 households	Citywide



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Analysis of Fair Housing Impediments

The City of Falls Church, Virginia is a vibrant community situated in Northern Virginia just outside of Washington, DC. It is a relatively small jurisdiction with an estimated population of nearly 11,170 people in 2008 and only covering 2.2 square miles. There was a 7.6% increase in the population from 2000 to 2008. This leaves the City with 5,077 people per square mile and makes Falls Church the 4th densest jurisdiction in Northern Virginia. In the past five years the City has approved development of mixed use (residential/commercial) properties, including condominiums, which has impacted how the City approaches Fair Housing testing.

Federal, State and City Fair Housing Laws

The Federal Fair Housing Act outlaws discrimination in renting or purchasing a home or financing a home mortgage based on race, color, religion, national origin and sex (gender). The federal law was amended in 1988 to include familial status and handicap as protected classes. The Virginia Fair Housing Law mirrors the federal law and contains the additional projected class of elderliness. The City of Falls Church has a Fair Housing Ordinance that mirrors the federal Fair Housing Act by including housing transactions and services on the same basis and the same protected classes covered by federal law.

THE FAIR HOUSING ANALYSIS OF IMPEDIMENTS (AI) – Definition

The AI is a comprehensive review of a state or an entitlement community's laws, regulations, administrative policies, procedures and practices. It requires an analysis of how these laws affect the location, availability and accessibility of housing and an assessment of private and public conditions affecting fair housing choice. "Impediments" are defined as: *any actions, omission, or decisions taken because of race, color, religion, sex (gender), disability, familial status or national origin that restrict housing choices or the availability of housing choice, or any action, omission or decision that have the effect of restricting housing choice or the availability of housing choices based on race, color, religion, sex (gender), disability, familial status or national origin.*

Historical Analyses

In the past, the City of Falls Church has participated in a *Regional Analysis of Impediments* that began in 1997 and was produced by the Metropolitan Washington Council of Governments (MWCOC). Impediments found in this original report included:

"concentrations of subsidized and affordable housing in specific geographic areas; lack of rental housing for large families; lack of accessible housing; lack of solid testing programs to identify rental, mortgage and insurance discrimination based on a variety of factors; lack of legal protections for source of income and disability discrimination; lack of local fair housing laws that are substantially equivalent to federal laws; restrictive zoning regulations; and ineffective local human rights laws".



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An update to this report in 2002 found that the Region continues to be committed to fair housing. The report states specifically:

"The City of Falls Church has participated in fair housing testing through a regional contract negotiated by the Northern Virginia Regional Commission for three of the past five years. Fair Housing Testing for disability and national origin was completed in August 2001. Source of income, though not a protected class, was included as a subcomponent of national origin. One fair housing violation, involving the disabled tester, was identified and follow-up meetings were held with the manager and representatives of the apartment complex cited. Previous testing for race, national origin, familial status and disability showed no violations. At that time only two fair housing violations had been filed with the City since 1997. The first complaint was mediated by City staff and reconciliation reached. No fair housing violations were found with the second complaint. This is a significant increase in the number of complaints filed from the previous five-year period – a total of 10 complaints. The single largest impediment to fair housing choice in the City was the lack of affordable housing. The City historically had the highest median contract rents in the nation. While the rent increases had flattened somewhat, housing ownership costs had increased significantly due to assessment and tax rate increases. With few exceptions, the required income for both rental and ownership exceeded low-income levels".

City of Falls Church Fair Housing Efforts - Current



Conducts annual fair housing testing with the cooperation of the Northern Virginia Regional Commission through the contracting of Fair Housing Management Consultants (FHMC).



Sponsored two bi-annual training sessions on fair housing law and ADA requirements for all city property owners and managers, real estate agents, housing commissioners, staff and residents.



Adopts a Fair Housing proclamation annually.



Participates in the annual Fairfax County Fair Housing Month seminars.



Housing Staff are certified through the Virginia Fair Housing Office and Virginia Fair Housing Board.



Participation in fair housing training sponsored by HUD and the Fairfax Commission on Human Rights.



Distribute fair housing educational materials to property owners and management personnel.

Policy Summary

The City took several steps to address lack of housing affordability as an impediment to housing choice. In June 2000, the City Council adopted an Affordable Housing Policy and an Affordable Housing Fund was also established. An Affordable Dwelling Unit (ADU) Ordinance was also adopted in October 2001. The ADU Ordinance is voluntary and is tied to density bonuses but does have provisions for affordable units in new development and/or contributions to the Affordable Housing Fund. The Division of Housing and Human Services staff also participated in various fair housing training sessions and public outreach activities. The City is a member of the Northern Virginia Regional Commission's Fair Housing Work Group. The City Council has adopted a Fair Housing Proclamation annually since 1991.



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Voluntary Relocation Guidelines

The City's Voluntary Relocation guidelines were updated in 2004 and include provisions for: tenant notification, a tenant survey, a tenant retention plan, relocation payments and services, return of security deposits and reporting. These guidelines apply to properties with residential rental agreements covered by the Virginia Residential Landlord Tenant Act (VRLTA): properties requiring site plan or using city funds: projects requiring demolition, substantial rehabilitation, conversion, termination of subsidy or set-asides and an empty building. In 2008 these guidelines were applied as part of the approval of the proposed City Center South project. The project developer provided \$55,000 to assist eligible tenant households that lived at 202, 206, and 208 Gibson Street. These tenants were expected to be displaced when the project began because these buildings were to be torn down. The City of Falls Church Housing & Human Services Division was responsible for administering the relocation payment and providing housing counseling to eligible tenant households. The purpose of the payment is to compensate for the cost of moving to a new apartment. The housing search assistance is to help locate a new apartment by providing weekly vacancy lists and counseling.

Fair Housing and Landlord Tenant Complaints and Inquiries

If a resident feels that they are a victim of housing discrimination they have the option of filing a fair housing complaint through the U.S. Department of Housing and Urban Development (HUD)'s Fair Housing and Equal Opportunity office, the Virginia Fair Housing Office or the City's Housing Commission. Often a person making the allegation may be unsure what qualifies as discrimination and what the fair housing laws are in their jurisdiction. City Housing staff along with other housing officials are able to provide clarity on these inquiries. The majority of these inquiries turn out to be Tenant/Landlord complaints and not fair housing complaints. The inquiries are tracked in the Housing and Human Services Client Database. Since 2001 there have been 328 Landlord/Tenant calls from citizens. The chart on the right shows the number of tenant inquiries HHS has received since 2001. Some of these calls include tenants who require clarification on what the protected classes are in the City and State. In 2006 there were also eight Fair Housing calls related to the HUD lawsuit initiated by the Equal Rights Center (see page 24). City staff conducted outreach to housing professionals that may have sought guidance with Fair Housing issues. These professionals were invited to attend the City's Fair Housing Workshop. In 2008 and 2009 the City received the lowest number of inquiries since 2001. The City views this as a possible validation that Fair Housing outreach and education efforts may be making an impact.

Year	Number of Tenant Inquiries
2001	45
2002	52
2003	49
2004	41
2005	24
2006	39
2007	32
2008	23
2009	23

Source: City of Falls Church historical IRIS data



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FY 2011-2015 ANALYSIS

Impediments to Housing Choice

For the FY 2011-2015 Consolidated Plan, the City has conducted its own analysis which examines barriers to fair housing choice in the City. The City of Falls Church continues to address housing affordability which is still the largest barrier for housing choice for City residents. In 2006 the City hired an independent consultant to complete a City of Falls Church affordable housing study. This report identified four affordable rental properties in danger of being redeveloped. This would greatly impact the ability of renters to find properties that are not just affordable but that would accept subsidies such as the Housing Choice Voucher and the City's Tenant Based Rental Assistance (TBRA) program. City residents receive Housing Choice Vouchers through Fairfax County which maintains a waiting list which is currently full. TBRA averages about eight participants a year. Rents in the City continue to increase on a yearly basis.

In addition, there is a lack of larger size units that would accommodate families in the City. Currently there are only 82 three bedroom units located at five properties throughout the City. There is also only one apartment complex in the City that has a 4-bedroom unit. According to the 2000 Census there were 545 small renter households (2 to 4 members) and 85 large family (5 + members) renters in the City. All of these larger size households are competing for a small number of units. City staff also receives many inquiries as to the availability of larger units and there are rarely any vacancies. Another option, available to large size households, is to rent bedrooms in a single family home. In 2009 there were 13 units of this type listed on the MRIS database. Available units included: four 1-bedroom apartments ranging from \$1,099 to \$1,400, six 2-bedroom apartments ranging from \$1,420 to \$2,400, one 3-bedroom apartment at \$1,949 and two 4-bedroom apartments ranging from \$2,690 to \$3,900.

There is also a concentration of households that receive subsidies in certain apartment communities. There are two affordable rental properties that provide lower rents to moderate and low-income households. The Fields of Falls Church is a 96-unit complex that utilizes Low-Income Housing Tax Credits for low-income households. A Low Income Housing Tax Credit is a deduction-equivalent credit that offsets up to \$25,000 of income, available to owners of residential, low-income (renters with up to 50% of AMI [See Appendix C]) rental property. The other building community is Virginia Village which is comprised of two quad-plex apartment buildings and is operated by the Falls Church Housing Corporation. The Winter Hill apartments also accept Section 8 vouchers. Seniors and persons with disabilities are a preference when renting.

With regards to homeownership, there were 21 homes sold in 2008 to moderate income households (between 50% and 80% AMI) in the City. The price of an affordable home is still largely out of reach for those residents below 100% of median income (102,700 for a family of four). There are affordable housing programs in the City such as the aforementioned ADU Program, however the most affordable options in the City continue to be older condominiums. As a result of the building down turn there are no new condominiums scheduled to be built in the near future. Housing prices have not substantially decreased as with some other jurisdictions including Prince William County.

The City also has very few foreclosures. As of September 2009, there were nine foreclosures in the City including six single family homes and three condominiums properties. In many localities, the stock of foreclosed homes or short sales have added affordable housing options for residents. This is not the case in the City of Falls Church.

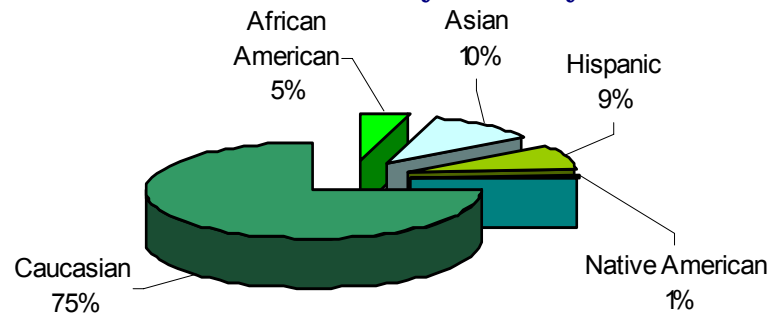


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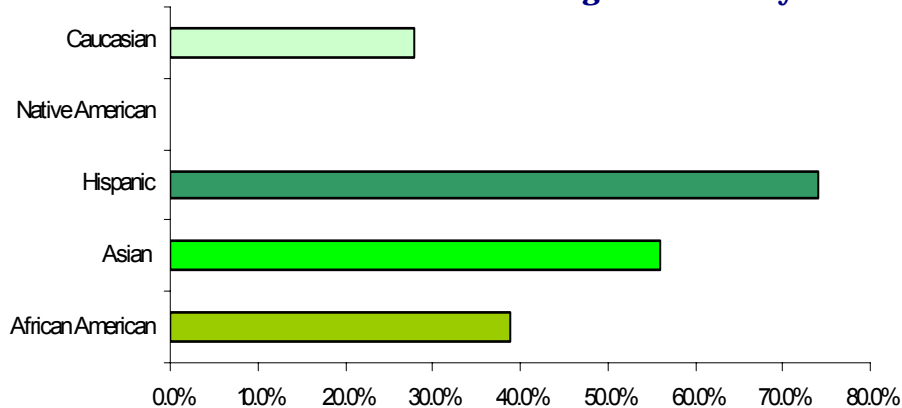
RACE

According to the 2000 Comprehensive Housing Affordability Study (CHAS) there were 1,730 renter households that were identified by racial composition in the City of Falls Church. Within this renters group, 24% of these households were minority renters. Further the largest population of minority renters was Asian Households (10.3%) followed by Hispanic (8.6%) and Black (4.6%) households. When compared with all renter households, minority households were more likely to have housing Problems (cost burden, overcrowding, or lack kitchen or plumbing facilities). Out of all the renters Hispanic renters have the highest percentage of (74%) of housing problems. Within the City, the Winter Hill apartments have a large concentration of Asian renters (72% of total units) and the Fields has a large population of Hispanic (48% of total units).

Renter Household by Ethnicity/Race



Renter Households w/ Housing Problems by Ethnicity



Source: U.S. Department of Housing & Urban Development State of the Cities Database CHAS Data 2000, "Housing Problem Output for All Households." <http://socs.huduser.org>

Fair Housing Testing

The City began Fair Housing Testing in 2001. Since that time there have been no violations. The chart below shows the record of testing and recommendations made. In 2004 there was a complaint made by the Equal Rights Center alleging that a development in partnership with the City violated section 804(a-d) of the Fair Housing Act on the basis of familial status through the development, marketing and sale of housing units. The respondents, which include the City and the developer, maintained that there were no violations of the Fair Housing Act. All of the parties agreed to enter into a conciliation agreement in order to resolve the matter. The conciliation agreement lasted for two year period. The Agreement includes but was not limited to:



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The City agreeing not to assess school impact contributions for any overall future residential or mixed use development in the manner specified in the term sheet granting specific provisions of special exceptions.



The City of Falls Church agreed to continue to assess school impact contributions on a non-discriminatory per unit basis.



The City and the Equal Rights Center agreed to enter into a partnership to further fair housing in the City.



The City agreed to continue to provide and promote housing for families with children in all residential and mixed use projects.



A monetary contribution was made to the Equal Rights Center.



The Equal Rights Center and the City agree to coordinate and conduct a free Fair Housing conference.



The Equal Rights Center agreed to provide annual Fair Housing Training for the development and City staff.

As a result of this agreement, in 2006 the City added familial status to the testing conducted that year. This was included to determine how families with children were treated at newly constructed condominiums located in the City. During this time there was only one condominium actively selling units. This also marked the first time that the City had conducted testing on non-rental units. There were no findings. The testing was also closely monitored by the Equal Rights Center.

City of Falls Church Historical Fair Housing Testing Data

Year	Protected Class Tested	Violation Found?	Recommendations
2003	National Origin	No	Contact agent of property to discuss results
	Familial Status	No	None
2004-2005	Familial Status	No	None
2006	Familial Status	No	None
	National Origin	No	None
	Disability	No	None
2007	National Origin	No	None
	Disability	No	Contact agent of property to discuss results and recommend policy changes
2008	National Origin	No	None
	Familial Status	No	None
	Disability	No	None



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Removing Impediments

The analysis conducted identified three areas for impediment removal. These areas include:

Create Affordable Housing Opportunities throughout the City

The goal is to provide housing choices *throughout* the City to avoid the concentrations of low-income persons. Although the City operates or funds programs such as TBRA, Transitional Housing and Section 8 (although the waiting list is closed) there are few apartments in the City available that will actually accept this assistance. Therefore the City's plan is to be proactive and work with developers to assist in the creation of Affordable Dwelling Units. The City also works with developers to operate an Affordable Housing Fund that is a revolving fund created in 2000 to provide loans or predevelopment grants to develop and maintain affordable housing for households with gross income less than 80% of the median income. It is funded through contributions from developers seeking special exceptions or rezoning in lieu of or in addition to providing affordable housing in residential or residential/mixed use projects. In 2006 the City created a homeownership ADU policy for the City's Homeownership units. The City also assisted in the implementation of nine rental teacher workforce units at the Read building. The City also created an ADU rental program which included 15 units originally scheduled to be condominiums. This development, Pearson Square, adds to the City's inventory of larger size units with three new 3 bedroom units. The City is currently actively working for a proposed development (Northgate) that would include an additional 8 rental units to our housing stock. This development is located in the northeast corridor of the City, which currently only has one affordable rental option. A Charter Change was also completed in 2008 through the Virginia Legislature which allows the City to provide incentives for affordable housing development.

Historic Limited Purchase Opportunities for families with Children

As indicated with historical data from 2004, the City received a complaint that was based on familial status. Although a conciliation agreement was reached, the City has worked to make sure that the four newest developments (The Byron, the Read Building, Pearson Square and Spectrum) do not violate the Fair Housing Act. After reviewing the City newspapers, blogs and city meeting minutes, there appears to be a concern of many City residents that new residents, particularly in apartment/condo buildings with high density, will burden the City's school resources. So far this has not proven to be true. Still this misinformation continues to be prevalent. All four of these dwellings have units that would accommodate families. Regular fair housing testing also verifies whether landlords discriminate against potential renters based on family size.

Tenant Education

The data from the Housing and Community Service client intake data base (Iris) shows that tenants call with inquiries regarding clarification on their rights. The City makes sure that tenants receive the education that they need to determine this. Every year articles are put in City newspapers, during Fair Housing Month, that educate the public about fair housing rights. These include information on identifying the protected classes. In addition Fair Housing materials are posted at every apartment complex in the City and on the City's website.

The City of Falls Church will continue to work diligently to remove all current and future impediments.



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A Call to Action – The City's Strategic Plan

The City has developed a five year strategic plan for 2011-2015 to meet community needs. The Strategic Plan identifies what the City of Falls Church proposes to accomplish by 2015 to address its housing and community development needs. The development of the priority needs, goals, objectives and outcomes included input from the City of Falls Church Housing and Human Services Division (HHS), citizen meetings, interviews with service providers, and surveys of the citizens.

The plan focuses on goals with the intention to remove barriers including:

I) Create Affordable Housing Opportunities

Barriers:

In the City of Falls Church homeownership is out of grasp for 20% of the City's residents. According to the Metropolitan Regional Information System (MRIS) data, the median sold home price in Nov 2009 was \$465,000 and purchasers with moderate incomes (80% of AMI) would only be able to purchase a home that cost between \$200,000 and \$300,000. Purchasers with low to very low incomes are completely priced out, as there has not been a home sold in Falls Church for \$200,000 or less since 2004. In 2000 the homeownership rate was nearly 61%, which means 39% of all households are renters. Average rents in the City range from \$1,463 per month for a 1-bedroom to \$1,954 per month for a 3-bedroom. A one-person household with a moderate income (\$57,520 a year) is not able to afford the lowest *average* rent in the City. Out of the 13 apartment complexes in the City, this same one-person household would be able to afford: a 3-bedroom apartment at one complex in the City, a 2-bedroom apartment at four complexes in the City, a 1-bedroom at 9 complexes in the City and an efficiency at one complex in the City. In addition, a household is considered housing burdened if they are paying more than 30% of their adjusted monthly income towards rent. A household is experiencing *severe* cost burden if its housing cost exceed 50% of its income. According to the 2000 HUD State of the Cities CHAS Data report, 84.3% of all extremely low-income renter households have a cost burden; 78.4% have severe cost burdens. The common housing problem among all renters in the City is the housing cost burden. In fact, one out of every ten renters in the City is paying more than 50% of their monthly income for housing expenses.

There is also a concentration of households that receive subsidies as mentioned in the Fair Housing Analysis. There are two affordable rental properties that have rents affordable to moderate and low-income households. It is the City's goal to incorporate affordable housing (housing affordable to low, moderate and middle income households) throughout the City. The City's rental programs are doing this by allowing participants to take their assistance to any approved dwelling in the City that will accept it. These participants are spread out at half of all of the apartment complexes in the City. The City is also working with a developer on an approved rental development that would provide eight rental ADUs in the Northeast corridor of the City, which currently only has one affordable rental property. This development is also in walking distance of metro. In the next five years the City also plans to work with condominium owners to help them fill longstanding vacant units. Once these buildings are more than 75% occupied/purchased, then the City will be able to increase homeownership by providing purchase assistance to income eligible buyers.



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There is also a shortage of large size units for larger households as mentioned in the Fair Housing Analysis. The City's stock of rental housing with affordable rents is decreasing. The possible future rehabilitation of four affordable apartment complexes which would result in the potential loss of 754 multifamily housing units (Jones Lang LaSalle Report) would further decrease stock. The City also has an affordable Housing Fund that assists developers in the creation of affordable housing.

Actions/Objectives to Remove Barriers:

- 1) Decrease housing cost burdens for low income households.
- 2) Increase homeownership and rental housing opportunities for low, moderate, and middle-income households.
- 3) Provide incentives for additional affordable housing development, acquisition, or rehabilitation.
- 4) Identify and eliminate barriers to housing choice.

II) Prevent Homelessness and Provide Transitional Housing

Barriers:

The City of Falls Church and Fairfax County are part of the same 10 Year Plan to End Homelessness. The 10-Year Plans goal is to meet the needs of the homeless population with permanent supportive housing, not emergency shelter. The 2008 Point in Time Survey that includes the City of Falls Church and Fairfax County had a total homeless population count of 1, 835. The Falls Church Winter Emergency Shelter, located in the City, is open from December 1st to March 31st, has 12 beds and is only open to adults. During the winter of 2007-2008, there were 41 shelter residents, 37 of those clients were male and 7 female. On average, clients stayed about 25 days, and a majority of the homeless individuals leave for unknown destinations at the time of departure. As demonstrated previously, the City is focusing its assistance efforts by additional outreach to homeless individuals or families. In the past five years several homeless residents have applied for the City's HOME funded Tenant Based Rental Assistance Program. They have also participated in the Transitional Housing Program which receives City HOME funds. The City's Emergency Shelter is routinely full, with the 2007-2008 housing 41 shelter residents. In addition there are two Human Service Specialists to provide intake and assistance to clients. This intake includes determining what type and level of service and referral homeless clients require. The City will also continue to provide assistance to non-profits in the City who provide services to those that are homeless or at risk of becoming homeless.

Actions/Objectives to Remove Barriers:

- 1) Participating in the Fairfax-Falls Church 10-Year Plan to End Homelessness.
- 2) Providing outreach services and resources to homeless individuals in the City.

III) Provide Services to Special Needs Populations

Barriers:

According to the 2000 census, there were 1,262 elderly persons age 64 or older living in the City of Falls Church. The majority of all elderly homeowners were in the middle and upper income bracket. The Winter Hill apartments, owned by the Falls Church Housing Corporation, have 80 units targeted to the elderly and disabled households (that have Section 8 vouchers). Ninety-five percent of these units are currently housing seniors while the remaining 5% houses persons with disabilities. The demand for these units is so high that they maintain a waiting list. There were also 978 city residents who received Social Security and/or supplemental social security benefits in 2000. In 2008 and 2009 there were 78 seniors and



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disabled persons that requested tax relief and or rent relief from the City. In addition in 2008 and 2009 there were 138 participants in the Fare Wheels Transportation (provides taxi vouchers to eligible seniors or persons with disabilities) Program. There were also 690 participants in the City's senior center programs. These residents require and need services targeted to their needs. Services offered include CDBG funded home rehabilitation for eligible residents.

The City has also worked with residential developers to encourage them to include accessible units with all new construction. There have been handicapped accessible units included in each of the past four recent developments (the Byron, the Read Building, Pearson Square and the Spectrum). The City routinely assists developers in marketing and filling the accessible units. The City also has a contract with the Sunrise Assisted Living facility that provides residential housing for City residents no longer able to live independently. The City owned one group home for persons with developmental disabilities which is Pendleton House. This home was available to eligible City and Fairfax County residents and was operated by the Fairfax County Community Service Board (CSB). Pendleton House was officially vacated in 2009 as the CSB did not renew their lease with the City and chose a different site to house those residents. In 2008, the City made use of the Affordable Housing Fund to assist a non-profit developer with the cost of rehabilitating this different group home. It was completed in 2009 and is available for those same eligible City residents. The Falls Church Housing Corporation also used this fund for pre-development cost related to the approved Community Center South project (formerly located at Winter Hill). This fund will remain available to assist developers with pre-development and other costs.

Actions/Objectives to Remove Barriers:

- 1) **Increase housing opportunities and related services for seniors and persons with disabilities to enable them to live as independently as possible.**

IV) Increase Economic Opportunity

Barriers:

The City currently has an unemployment rate of about 7.6%, which is low for the Commonwealth of Virginia, which has seen the highest level of unemployment this year. The City is working to provide resources to help unemployed residents upgrade their skills and in turn earn a higher wage. During the past two fiscal years 2008-2009, there were 14 participants in the English as a Second Language Program, 690 residents who received emergency services and eight former offenders who received aid. There were also 383 homeless residents who have received services. All of these groups have extremely low to moderate incomes, are underemployed and in need of additional skills. The City will now have the additional benefit of the Community Service Block Grant (CSBG) that will go towards employment training programs for adults and youth. The City will also continue to use CDBG funds to provide for Credit counseling available to these residents.

Actions/Objectives to Remove Barriers:

- 1) **Assist individuals with financial stability, job counseling, job training, credit counseling and literacy sufficiency.**
- 2) **Assist families and individuals moving from poverty or public assistance to stability or self-sufficiency**



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City of Falls Church Strategic Plan FY 2011-2015

Goal I: Create Affordable Housing Opportunities

<i>City of Falls Church Objective</i>		<i>Projected Output</i>	
		<i>5-Year</i>	<i>Annual</i>
1) Decrease housing cost burdens for low income households.			
Activities	1.1 Housing Choice Voucher Program	50 City of Falls Church households receiving HCV	10 annual
	1.2 Tenant Based Rental Assistance	50 households	10 annual
	1.3 Emergency Rent Relief	40 households	8 annual
	1.4 Energy Efficiency and Weatherization through home rehabilitation	25 households	5 annual
2) Increase homeownership and rental housing opportunities for low, moderate and middle-income households.			
Activities	2.1 Down Payment & Closing Cost Assistance	25 households	5 annual
	2.2 Homeownership Education for City residents	25 households	5 annual
	2.3 Sponsoring Partnerships and Revitalizing Communities Low-Interest Mortgages (SPARC)	25 households	5 annual
	2.4 Assist in creating new Affordable Dwelling Units	8 households	
	2.5 Housing Counseling	40 households provided housing counseling	8 annual
	2.6 Housing Search Assistance	1,875 households provided housing search assistance	375 annual
3) Provide incentives for additional affordable housing development, acquisition, and rehabilitation.			
Activities	3.1 Market, administer and maximize revenue for Affordable Housing Fund to foster affordable housing development	15 affordable units created	3 annual



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4) Identify and eliminate barriers to housing choice.

Activities	4.1	Conduct Fair Housing testing of rental/sale units in City	5 rounds of testing	1 annual
	4.2	Continue annual Fair Housing Laws education campaign	5 campaigns	1 annual
	4.3	Reduce court-related landlord-tenant complaints over each year	Resolve 60 landlord tenant complaints before they go to Court	12 annual

Goal II: Prevent Homelessness and Provide Transitional Housing

<i>City of Falls Church Objective</i>			<i>Projected Output</i>	
			5-Year	Annual
1) Participate in the Fairfax-Falls Church 10-Year Plan to End Homelessness.				
10-Year Plan Strategies	1.1	Prevent Homelessness Due to Economic Crisis and/or Disability	45 homeless households receiving transitional housing	9 annual
	1.2	Preserve and Increase Affordable Housing	25 homeless households provided TBRA rental assistance	5 annual
	1.3	Deliver Services for Stable Housing	75 Placements provided to individuals for health services	15 annual
2) Provide outreach services and answers to homeless individuals in the City.				
Activities	2.1	Refer clients who request services	25 individuals referred	5 annual
	2.2	Partnering with Winter Emergency Shelter	205 individuals provided outreach and referral to Winter shelter	41 annual
	2.3	Convene Homeless Workgroup to provide comprehensive intake strategies	7 persons provided homeless coordination strategies	4 annual



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Goal III: Provide Services to Special Needs Populations

<i>City of Falls Church Objective</i>		<i>Projected Output</i>	
		5-Year	Annual
1) Increase housing opportunities and related services for seniors and persons with disabilities to enable them to live as independently as possible.			
Activities	1.1 Monitor City compliance with ADA and improve access to public facilities	25 individuals with improved access	5 annual
	1.2 Convene ADA Workgroup	15 workgroups convened	3 annual
	1.3 Provide direct marketing and presentations to inform of affordable housing opportunities within the City	50 individuals provided with outreach services	10 annual
	1.4 Provide Transportation assistance to the elderly (Farewheels)	365 individuals with improved transportation	73 annual
	1.5 Provide outreach services for seniors to obtain tax relief and or rent relief	390 individuals provided tax or rent relief	78 annual

Goal IV: Increase Economic Opportunities

<i>City of Falls Church Objective</i>		<i>Projected Output</i>	
		5-Year	Annual
1) Assist individuals with financial stability, job counseling, job training, credit counseling and literacy sufficiency.			
Activities	1.1 Budget Planning	50 individuals	10 annual
	1.2 Credit Counseling	25 individuals will reduce debt	5 annual
	1.3 ESL Classes	55 individuals will improve English skills	11 annual
	1.4 Computer Training	35 individuals per year	7 annual

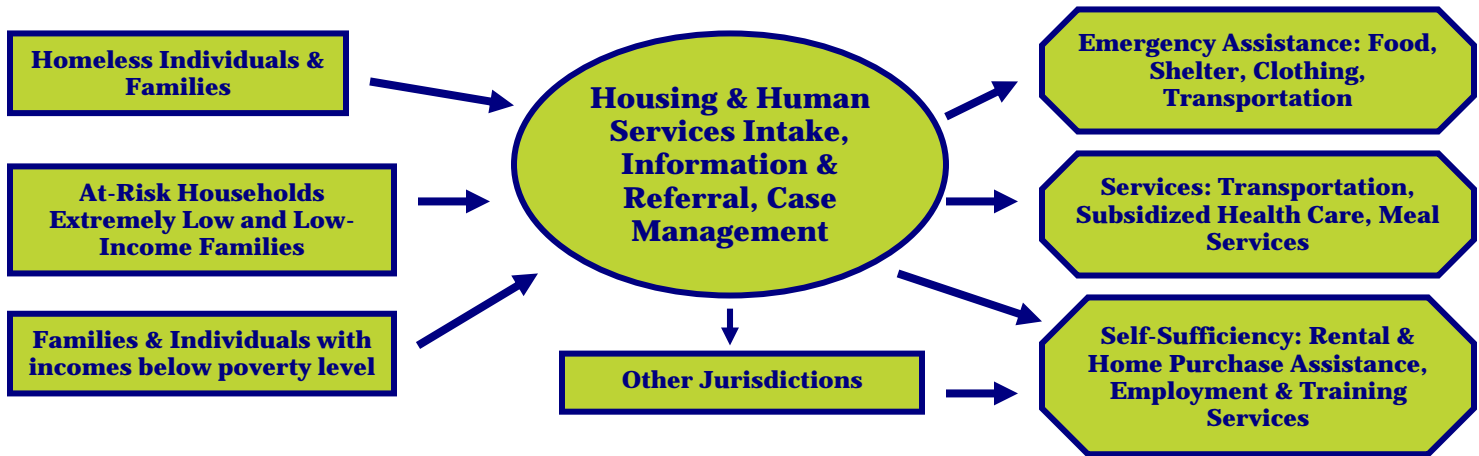


Consolidated Plan FY 2011-2015

2) Assist families and individuals moving from poverty or public assistance to stability and self-sufficiency.

Activities	2.1 Encourage individual development accounts	5 individual checking or savings accounts opened	1 annual
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The City of Falls Church Network of Services












Photos: Mt. Daniel ESL Training



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Institutional Relationships

ENTITY	DESCRIPTION OF SERVICES
PUBLIC INSTITUTIONS	
Commonwealth of Virginia	 Housing Assistance – Virginia Housing Development Authority (VHDA) <ul style="list-style-type: none"> ▶ The City may apply for housing funds to provide grants or loans to produce or rehabilitate affordable housing and special needs housing.
	 Homeownership Assistance <ul style="list-style-type: none"> ▶ Serves as Participating Jurisdiction to provide Virginia HOME funds for low-interest first-time homebuyer loans and grants.
City of Falls Church	 Housing Policy Recommendations <ul style="list-style-type: none"> ▶ The Housing Commission, a citizen's commission, advises City Council on housing policy initiatives and changes
	 Homelessness Prevention <ul style="list-style-type: none"> ▶ The Housing Commission mediates conflicts relating to the Virginia Residential Landlord & Tenant Act to prevent homelessness and evictions and offers mediation services in conflicts relating to other housing laws.
	 Fair Housing Enforcement <ul style="list-style-type: none"> ▶ The Housing Commission investigates fair housing complaints and conciliates these complaints. ▶ The Human Services Advisory Council, a citizen's commission, advises City Council on human services needs and delivery to Falls Church citizens.
	 Citizen Participation & Consultation <ul style="list-style-type: none"> ▶ The Housing Commission reviews federal Community Development fund proposals and provides recommendations to City Council
	 Housing Assistance & Community Development services delivery <ul style="list-style-type: none"> ▶ The Housing & Human Services Division implements a variety of activities including: human services case management and resource referral services; emergency assistance; landlord/tenant, fair housing, and general housing counseling; rent and tax relief for income-eligible disabled and/or elderly persons; subsidized transportation for income-eligible elderly and/or disabled persons; specialized outreach programs for under-served or vulnerable populations.
Arlington County	 Provides Federal Housing & Community Development Funding <ul style="list-style-type: none"> ▶ Community Development Block Grant Resources
Fairfax County	 Income Assistance Services <ul style="list-style-type: none"> ▶ Federal, state, and local public assistance programs for the City are administered under contract by the Fairfax County Department of Family Services (DFS)



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Homeless Services

- Emergency shelters and transitional housing services are contracted through Fairfax County DFS; Compliance with Fairfax-Falls Church 10-year Plan to End Homelessness



Rental Housing Assistance

- Administration of the federal Housing Choice Voucher program through the Fairfax County Department of Housing and Community Development



Mental Health, Mental Retardation, and Substance Abuse Services

- The Fairfax-Falls Church Community Services Board (CSB) provides services to the populations of Fairfax County and the Cities of Fairfax and Falls Church. Funding for the CSB is provided through the member jurisdictions, as well as through state and federal monies, and consumer fees.



Public Health Services

- Fairfax County Health Department provides multiple services including infant and maternal health, communicable disease prevention, testing and treatment; and testing and treatment for sexually transmitted diseases are among the services provided to City residents.



Services for the Elderly

- Fairfax Area Agency on Aging offers older adults supportive services including the congregate meal program, insurance counseling, and Meals-on-Wheels.



Services for Disabled Individuals

- Fairfax Area Disabilities Board provides consultation on needed policies and programs for persons with sensory or physical disabilities.

REGIONAL ORGANIZATIONS

Metropolitan Washington Council of Governments (MWCOG)



Coordinated Planning of Regional Homeless Strategy, Homeless Enumeration



Provision of Data on Growth & Economic Trends for Needs Analysis



Regional Housing Data

Northern Virginia Regional Commission



Provision of Data on Growth & Economic Trends for Needs Analysis

NONPROFIT ORGANIZATIONS

Falls Church Housing Corporation



Provision of Affordable Housing

- Owns and operates two housing complexes in the City

Friends of the Falls Church











Homeless Housing & Services


- Operates Winter Emergency Shelter
- Provides referral services for homeless individuals



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Northern Virginia Family Services		Mental Health Services <ul style="list-style-type: none">▶ Mental health, educational, consulting, training, housing counseling, emergency assistance, and other social services in 27 languages.
Legal Services of Northern Virginia		Homelessness Prevention <ul style="list-style-type: none">▶ Provides legal services to low-income households facing eviction▶ Landlord/tenant conflict negotiation
Falls Church Community Services Council		Emergency Assistance <ul style="list-style-type: none">▶ Provides a Food Pantry and food delivery, transportation service for older adults, furniture, and rental/utility assistance
Arlington Homeownership Made Easier (AHOME)		Homeownership Assistance <ul style="list-style-type: none">▶ Provides homeownership training classes, credit counseling, and foreclosure prevention services to eligible individuals
Arlington Employment Center		Employment Training <ul style="list-style-type: none">▶ Provides computer training services to income-eligible City residents.
Mt. Daniel School		Language Proficiency <ul style="list-style-type: none">▶ Trains income-eligible individuals to become proficient in the English language.
Homestretch		Transitional housing for homeless individuals
Robert Pierre Johnson Housing Development Corporation		Housing Rehabilitation

PRIVATE INDUSTRY

Sunrise Retirement Homes		Housing for the Frail Elderly <ul style="list-style-type: none">▶ Provides assisted living to elderly persons; includes 12 beds for moderate-income residents and 6 beds for low-income residents.
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FAITH COMMUNITY

Columbia Baptist, St. James Catholic Church, The Falls Church Episcopal, Knox Presbyterian



Volunteer Services



Emergency Assistance (food, clothing, shelter, financial assistance)



Appendices

Appendix A

- Table 1A – Homeless and Special Needs Populations**
- Table 1B – Special Needs (Non-Homeless) Populations**
- Table 1C – Summary of Specific Housing/Community Development – Objectives (Table 1A/1B Continuation Sheet)**
- Table 2A – Priority Housing Needs/Investment Plan Table
Priority Housing Needs/Investment Plan Goals
Priority Housing Activities**
- Table 2B – Priority Community Development Needs**
- Table 2C – Summary of Specific Housing/Community Development – Objectives (Table 2A/2B Continuation Sheet)**
- Table 3B – Annual Affordable Housing Completion Goals**
- Table 3C – Consolidated Plan Listing of Projects [See Appendix E]**
- Table 4 – Priority Public Housing Needs**

Appendix B

HUD Questionnaire for HUD's Initiative on Removal of Regulatory Barriers

Appendix C

- Figure 1 – HUD Median Income Limits Reference Chart**
- Figure 2 – City of Falls Church Apartment and Condominium Map**

Appendix D

- Community Needs Survey**
- Community Forum #1 Notes**
- Community Forum #2 Notes**

Appendix E

2011 City of Falls Church Action Plan with HUD Certification Documents





Appendix A

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

Table 1A
Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart

	Current Inventory	Under Development	Unmet Need/ Gap
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Individuals

Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	165 *	0	132 **
	Transitional Housing	143	0	0
	Safe Haven (separate in HUD Inventory)	8	0	35
	Permanent Supportive Housing ***	243	13	171
	Total	559	13	338

* 10 beds in DV Shelter with floating capacity for individuals or persons in families.

**Represents point-in-time need. Ten-year Plan is to address this need with permanent housing, not emergency shelter.

Persons in Families With Children

Beds	Emergency Shelter	206	0	0
	Transitional Housing	969	0	0
	Permanent Supportive Housing ***	24	9	115
	Total			

*** HUD Inventory includes only beds dedicated to homeless persons; some PSH beds are in non-dedicated programs. Persons in permanent supportive housing are not included in the count of homeless persons in the chart below.

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	70	245	0	315
1. Number of Persons in Families with Children	227	840	0	1067
2. Number of Single Individuals and Persons in Households without children	415	119	129	663
(Add Lines Numbered 1 & 2 Total Persons)	642	959	129	1730
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	193		104	297
b. Seriously Mentally Ill	104			
c. Chronic Substance Abuse	127			
d. Veterans	61			
e. Persons with HIV/AIDS	13			
f. Victims of Domestic Violence	168			
g. Unaccompanied Youth (Under 18)	3			



Appendix A

Optional Continuum of Care Homeless Housing Activity Chart:

Fundamental Components in CoC System - Housing Inventory Chart											
EMERGENCY SHELTER											
Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Year- Round	Seasonal	Overflow /Voucher
Current Inventory											
				SUBTOTAL							
Under Development											
				SUBTOTAL							
TRANSITIONAL HOUSING											
Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow /Voucher
Current Inventory											
				SUBTOTAL							
Under Development											
				SUBTOTAL							
PERMANENT SUPPORTIVE HOUSING											
Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow /Voucher
Current Inventory											
				SUBTOTAL							
Under Development											
				SUBTOTAL							



Appendix A

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

TABLE 1B
Special Needs Priorities

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi- Year Goals	Annual Goals
Elderly	H	415	\$161,653	78	83
Frail Elderly	M	292	--	295	59
Severe Mental Illness	M	46	\$241,482	230	46
Developmentally Disabled	M	33	\$180,699	165	33
Physically Disabled	M	197	\$980	200	40
Persons w/ Alcohol/Other Drug Addictions	L	71	\$118,355	355	71
Persons w/HIV/AIDS	L	4	--	20	4
Victims of Domestic Violence	L	--	--	--	--
Other					
TOTAL		1,028	\$673,170	1,343	336

Unmet Need

Elderly: population age 62 or older with mobility & physical disabilities that may need supportive services

Frail Elderly: population age 62 older self-care, mobility disabilities that may need supportive services

Severe Mental Illness: population served by Community Services Board (CSB) in FY09 with mental health services

Persons with Intellectual Disabilities: population served by CSB in FY 09 with mental retardation

Physically Disabled: population age 16 to 64 with physical disabilities

Persons w/ Alcohol/Other Drug Addictions: population served by CSB in FY 09 with Alcohol & Drug services

Dollars to address Unmet Need

Severe Mental Illness, Physically Disabled, Persons with Alcohol Other Drug Addictions: CSB FY 2009 budget projected for five years.

Elderly/Frail Elderly: Fairfax County Department of Family Services FY10 budget (divided by 3 and multiplied for five years) plus payment to Fairfax Area Agency on Aging. Sum amount was divided into two to determine amount for frail & elderly households.

Physically Disabled: budgeted amount for Companion Services (supportive for in-place disabled persons) projected over five years (via contract with Fairfax County Department of Family Services).

Goals

Elderly = 20% of population age 62 or older with mobility & physical disabilities that may need supportive services.

Frail Elderly = 20% of population age 62 older self-care, mobility disabilities that may need supportive services

Physically Disabled = # of persons age 16 to 64 with physical disabilities

Severe Mental Illness, Developmentally Disabled, Persons w/Alcohol & Other Drug Addictions =population served in FY 2009 through CSB projected for the next five years.



Appendix A

TABLE 1C
Summary of Specific Housing/Community Development Objectives
(Table 1A/1B Continuation Sheet)

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number		Actual Number	Outcome/ Objective*
Homeless Objectives							
1	Provide Transitional Housing for Chronically Homeless Individuals. Provide funding to non-profit to provide rental assistance and outreach activities to formerly homeless individuals.	HOME	# Individuals with transitional shelter	2011	14 individuals		DH-1
				2012	14 individuals		
				2013	14 individuals		
				2014	14 individuals		
				2015	14 individuals		
2	Provide Emergency Winter Shelter.	Local	# Individuals served	2011	41 individuals		DH-1
				2012	41 individuals		
				2013	41 individuals		
				2014	41 individuals		
				2015	41 individuals		
3	Provide Emergency Assistance.	CDBG	# Individuals served	2011	15 individuals		DH-1
				2012	15 individuals		
				2013	15 individuals		
				2014	15 individuals		
				2015	15 individuals		
4	Outreach. Provide increased outreach to homeless individuals living with serious mental illness and/or chronic substance abuse.		# Individuals served	2011	12 individuals		DH-1
				2012	12 individuals		
				2013	12 individuals		
				2014	12 individuals		
				2015	12 individuals		
1	Preserve and increase affordable housing	Local	# Extremely low and low-income households with reduced rent burdens	2011	5 households		DH-1
				2012	5 households		
				2013	5 households		
				2014	5 households		
				2015	5 households		
Special Needs Objectives							
3	Increase Housing Opportunities and related services for Seniors and Persons with Disabilities. <ul style="list-style-type: none">Provide direct marketing and presentations to disability advocacy groups on affordable housing opportunities within the CityMonitor City ADA complianceConvene ADA workgroupProvide transportation assistanceProvide outreach for tax/rent relief	Local	# individuals with improved access & provided outreach	2011	166 individuals		DH-1
				2012	166 individuals		
				2013	166 individuals		
				2014	166 individuals		
				2015	166 individuals		

****One outreach for each round of affordable housing applications**

***Outcome/Objective codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3



Appendix A

TABLE 2A
Priority Housing Needs/Investment Plan Table*

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	H	56
		31-50%	H	53
		51-80%	M	31
	Large Related	0-30%	L	0
		31-50%	L	14
		51-80%	L	14
	Elderly	0-30%	H	63
		31-50%	H	59
		51-80%	M	25
	All Other	0-30%	H	52
		31-50%	H	45
		51-80%	M	38
Owner	Small Related	0-30%	M	29
		31-50%	L	4
		51-80%	L	4
	Large Related	0-30%	L	4
		31-50%	L	4
		51-80%	L	10
	Elderly	0-30%	M	22
		31-50%	L	15
		51-80%	L	10
	All Other	0-30%	L	8
		31-50%	L	10
		51-80%	L	10
Non-Homeless Special Needs	Elderly	0-80%	N/A	data not available
	Frail Elderly	0-80%	N/A	data not available
	Severe Mental Illness	0-80%	N/A	data not available
	Physical Disability	0-80%	N/A	data not available
	Developmental Disability	0-80%	N/A	data not available
	Alcohol/Drug Abuse	0-80%	N/A	data not available
	HIV/AIDS	0-80%	N/A	data not available
	Victims of Domestic	0-80%	N/A	data not available

* All Housing and Human Services activities included

* Based on HUD CHAS (Comprehensive Housing Affordability Strategy) Charts – renter and owner

Priorities are:

0 - 21 = Low

21 - 42 = Medium

42 - 63 = High



Appendix A

TABLE 2A
Priority Housing Needs/Investment Plan Goals**

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal <i>Plan/Act</i>
Renters						
0 – 30 of MFI						
31 – 50% of MFI	165	33	33	33	33	33
51 – 80% of MFI						
Owners						
0 – 30 of MFI						
31 – 50 of MFI						
51 – 80% of MFI	130	26	26	26	26	26
Homeless*						
Individuals	400	80	80	80	80	80
Families	25	5	5	5	5	5
Non-Homeless Special Needs						
Elderly	755	151	151	151	151	151
Frail Elderly						
Severe Mental Illness						
Physical Disability						
Developmental Disability	375	75	75	75	75	75
Alcohol/Drug Abuse						
HIV/AIDS						
Victims of Domestic Violence						
Total	2,850	570	570	570	570	570
Total Section 215						
215 Renter	165	33	33	33	33	33
215 Owner	1130	226	226	226	226	226

*Homeless individuals and families assisted with transitional and permanent housing

**CDBG/HOME funded activities only



Appendix A

TABLE 2A
Priority Housing Activities*

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units	25	5	5	5	5	5
Homeownership assistance	10	2	2	2	2	2
HOME						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance	110	22	22	22	22	22
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units						
Homeownership assistance						
HOPWA						
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						

*CDBG/HOME funded activities only



Appendix A

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

TABLE 2B
Priority Community Development Needs

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property	M	-	-	-	-	-
Disposition	L	-	-	-	-	-
Clearance and Demolition	L	-	-	-	-	-
Clearance of Contaminated Sites	L	-	-	-	-	-
Code Enforcement	M	-	-	-	-	-
Public Facility (General)						
Senior Centers	L	-	-	-	-	-
Handicapped Centers	L	-	-	-	-	-
Homeless Facilities	L	-	-	-	-	-
Youth Centers	L	-	-	-	-	-
Neighborhood Facilities	L	-	-	-	-	-
Child Care Centers	L	-	-	-	-	-
Health Facilities	H	-	-	-	-	-
Mental Health Facilities	H	-	-	-	-	-
Parks and/or Recreation Facilities	H	-	-	-	-	-
Parking Facilities	L	-	-	-	-	-
Tree Planting	L	-	-	-	-	-
Fire Stations/Equipment	L	-	-	-	-	-
Abused/Neglected Children Facilities	L	-	-	-	-	-
Asbestos Removal	L	-	-	-	-	-
Non-Residential Historic Preservation	L	-	-	-	-	-
Other Public Facility Needs	L	-	-	-	-	-
Infrastructure (General)						
Water/Sewer Improvements	L	-	-	-	-	-
Street Improvements	M	-	-	-	-	-
Sidewalks	H	-	-	-	-	-
Solid Waste Disposal Improvements	L	-	-	-	-	-
Flood Drainage Improvements	M	-	-	-	-	-
Other Infrastructure (street lights)	H	-	-	-	-	-
Public Services (General)						
Senior Services	H	-	\$50,425	-	-	-
Handicapped Services	L	-	-	-	-	-
Legal Services	L	-	\$8,047	-	-	-
Youth Services	L	-	-	-	-	-
Child Care Services	L	-	-	-	-	-
Transportation Services	H	-	\$34,490	-	-	-
Substance Abuse Services	L	-	\$644,647	-	-	-
Employment/Training Services	M	-	-	-	-	-
Health Services	H	-	\$12,000	-	-	-
Lead Hazard Screening	M	-	\$153,797	-	-	-
Crime Awareness	M	-	-	-	-	-



Appendix A

TABLE 2B
Priority Community Development Needs (continued)

Fair Housing Activities	M	-	-	-	-	-
Tenant Landlord Counseling	H	-	-	-	-	-
Other Services	L	-	-	-	-	-
Economic Development (General)						
C/I Land Acquisition/Disposition	L	-	-	-	-	-
C/I Infrastructure Development	M	-	-	-	-	-
C/I Building Acq/Const/Rehab	L	-	-	-	-	-
Other C/I	L	-	-	-	-	-
ED Assistance to For-Profit	L	-	-	-	-	-
ED Technical Assistance	L	-	-	-	-	-
Micro-enterprise Assistance	L	-	-	-	-	-
Other	-	-	-	-	-	-



Appendix A

Table 2C
Summary of Specific Housing/Community Development Objectives
(Table 2A/2B Continuation Sheet)

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number		Actual Number	Outcome/ Objective*
Rental Housing							
1	Decrease Housing Cost Burdens for Low-income Households. Activities: <ul style="list-style-type: none">Housing Choice Voucher ProgramTenant Based Rental AssistanceEmergency Rent ReliefEnergy Efficiency/ Weatherization/rehabilitation	HOME CDBG	# Housing Units made affordable	2011	33 units		DH-1
				2012	33 units		
				2013	33 units		
				2014	33 units		
				2015	33 units		
2	Participate in the Fairfax-Falls Church 10 Year Plan to End Homelessness Activities: <ul style="list-style-type: none">Prevent homelessness due to economic crisis and or disabilityPreserve and increase affordable housingDeliver services for stable housing	Local	# persons housed and no longer homeless	2011	29 unit		DH-1
				2012	29 unit		
				2013	29 unit		
				2014	29 unit		
				2015	29 unit		
3	Provide Outreach Services to Homeless Individuals In the City. Activities: <ul style="list-style-type: none">Refer clients who request servicesPartnering with Winter Emergency ShelterConvene Homeless Workgroup to provide comprehensive intake	Local	# persons provided with outreach	2011	46 units		DH-1
				2012	46 units		
				2013	46 units		
				2014	46 units		
				2015	46 units		
Owner Housing							
1	Increase Homeownership and Rental Housing Opportunities for Low, Moderate and Middle-Income Households. Activities: <ul style="list-style-type: none">Down Payment and Closing Cost AssistanceHomeownership EducationSPARC low-interest mortgagesAssist in creating new ADUsHousing CounselingHousing Search Assistance	CDBG	# affordable housing units purchased, rented and maintained	2011	406 units		DH-1
				2012	406 units		
				2013	414 units		
				2014	406 units		
				2015	406 units		
2	Provide Incentives for Additional Housing Development, Acquisition, and Rehabilitation. Activities: <ul style="list-style-type: none">Market, administer and maximize revenue for Affordable Housing Fund to foster affordable housing development	Local	# Affordable Housing units developed	2011	3 units		DH-1
				2012	3 units		
				2013	3 units		
				2014	3 units		
				2015	3 units		



Appendix A

Table 2C
Summary of Specific Housing/Community Development Objectives
(Table 2A/2B Continuation Sheet)

3	Identify and Eliminate Barriers to Housing Choice. Activities: <ul style="list-style-type: none">Conduct Fair Housing Testing of rental/sale units in City of Falls ChurchContinue Fair Housing Laws Education CampaignReduce court-related landlord tenant complaints	Local	# Landlord tenant complaints resolved	2011	12 units		DH-1
				2012	12 units		
				2013	12 units		
				2014	12 units		
				2015	12 units		
Economic Development							
1	Assist Individuals with Financial Stability, Job Counseling, Job training, Credit Counseling and Literacy sufficiency Activities: <ul style="list-style-type: none">Budget PlanningCredit CounselingEnglish as Second Language ClassesComputer Training	CDBG CSBG	# persons whose financial stability has improved	2011	33 units		DH-1
				2012	33 units		
				2013	33 units		
				2014	33 units		
				2015	33 units		
2	Assist Families and Individuals Moving From Poverty or Public Assistance to Stability and Self Sufficiency Activities: <ul style="list-style-type: none">Encourage Individual Development Accounts	Local	# of individuals with checking/savings accounts established	2011	1 unit		DH-1
				2012	1 unit		
				2013	1 unit		
				2014	1 unit		
				2015	1 unit		

***Outcome/Objective Codes**

	<u>Availability/Accessibility</u>	<u>Affordability</u>	<u>Sustainability</u>
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3



Appendix A

TABLE 3B
Annual Affordable Housing Completion Goals

Grantee Name: Program Year:	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	22		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	22		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	6		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	22		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	2		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	28		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.



Appendix A

TABLE 3C Consolidated Plan Listing of Projects

**FOR TABLE 3C,
See FY2011 Action Plan
[APPENDIX E]**



Appendix A

Table 4
Priority Public Housing Needs
Local Jurisdiction

Public Housing Need Category	PHA Priority Need Level High, Medium, Low, No Such Need	Estimated Dollars To Address
Restoration and Revitalization		
Capital Improvements	L	
Modernization	L	
Rehabilitation	L	
Other (Specify)		
Management and Operations		
Improved Living Environment		
Neighborhood Revitalization (non-capital)	L	
Capital Improvements	L	
Safety/Crime Prevention/Drug Elimination	L	
Other (Specify)		
Economic Opportunity		
Resident Services/ Family Self Sufficiency	L	
Other (Specify)		
Total		



Appendix B

America's Affordable Communities Initiative	U.S. Department of Housing and Urban Development	OMB approval no. 2535-0120 (exp. 6/30/2010)
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Public reporting burden for this collection of information is estimated to average 3 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used for encourage applicants to pursue and promote efforts to remove regulatory barriers to affordable housing. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number

Questionnaire for HUD's Initiative on Removal of Regulatory Barriers

Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties

City of Falls Church, Virginia

	1	2
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No



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<p>5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (www.huduser.org/publications/destech/smartcodes.html)</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?</p> <p>Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>10. Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes



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11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Total Points:	8	12



Appendix B

Part B. State Agencies and Departments or Other Applicants for Projects Located in Unincorporated Areas or Areas Otherwise Not Covered in Part A

	1	2
1 Does your state, either in its planning and zoning enabling legislation or in any other legislation, require localities regulating development have a comprehensive plan with a "housing element?" If no, skip to question # 4	<input type="checkbox"/> No	<input type="checkbox"/> Yes
2. Does you state require that a local jurisdiction's comprehensive plan estimate current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate, and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
3. Does your state's zoning enabling legislation require that a local jurisdiction's zoning ordinance have a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped in these categories, that can permit the building of affordable housing that addresses the needs identified in the comprehensive plan?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
4. Does your state have an agency or office that includes a specific mission to determine whether local governments have policies or procedures that are raising costs or otherwise discouraging affordable housing?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
5. Does your state have a legal or administrative requirement that local governments undertake periodic self-evaluation of regulations and processes to assess their impact upon housing affordability address these barriers to affordability?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
6. Does your state have a technical assistance or education program for local jurisdictions that includes assisting them in identifying regulatory barriers and in recommending strategies to local governments for their removal?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
7. Does your state have specific enabling legislation for local impact fees? If no skip to question #9.	<input type="checkbox"/> No	<input type="checkbox"/> Yes
8. If yes to the question #7, does the state statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus) and a method for fee calculation?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
9. Does your state provide significant financial assistance to local governments for housing, community development and/or transportation that includes funding prioritization or linking funding on the basis of local regulatory barrier removal activities?	<input type="checkbox"/> No	<input type="checkbox"/> Yes



Appendix B

<p>10. Does your state have a mandatory state-wide building code that a) does not permit local technical amendments and b) uses a recent version (i.e. published within the last five years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification?</p> <p>Alternatively, if the state has made significant technical amendment to the model code, can the state supply supporting data that the amendments do not negatively impact affordability?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>11. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: “Smart Codes in Your Community: A Guide to Building Rehabilitation Codes” (www.huduser.org/publications/destech/smartcodes.html)</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>12. Within the past five years has your state made any changes to its own processes or requirements to streamline or consolidate the state’s own approval processes involving permits for water or wastewater, environmental review, or other State-administered permits or programs involving housing development. If yes, briefly list these changes.</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>13. Within the past five years, has your state (i.e., Governor, legislature, planning department) directly or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or panels to review state or local rules, regulations, development standards, and processes to assess their impact on the supply of affordable housing?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>14. Within the past five years, has the state initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the states’ “Consolidated Plan submitted to HUD?” If yes, briefly list these major regulatory reforms.</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>15. Has the state undertaken any other actions regarding local jurisdiction’s regulation of housing development including permitting, land use, building or subdivision regulations, or other related administrative procedures? If yes, briefly list these actions.</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>Total Points:</p>		



Appendix C

Figure 1

HUD MEDIAN INCOME TABLE as of APRIL 2009

City of Falls Church, Northern Virginia MSA

\$102,700 Median Income

	Household Size							
	1	2	3	4	5	6	7	8
30%	\$21,567	\$24,648	\$27,729	\$30,810	\$33,275	\$35,740	\$38,204	\$40,669
40%	\$28,756	\$32,864	\$36,972	\$41,080	\$44,366	\$47,653	\$50,939	\$54,226
50%	\$35,945	\$41,080	\$46,215	\$51,350	\$55,458	\$59,566	\$63,674	\$67,782
60%	\$43,134	\$49,296	\$55,458	\$61,620	\$66,550	\$71,479	\$76,409	\$81,338
70%	\$50,323	\$57,512	\$64,701	\$71,890	\$77,641	\$83,392	\$89,144	\$94,895
80%	\$57,512	\$65,728	\$73,944	\$82,160	\$88,733	\$95,306	\$101,878	\$108,451

ADU INCOME LIMITS FOR FISCAL YEAR 2009 as of April 13 2009

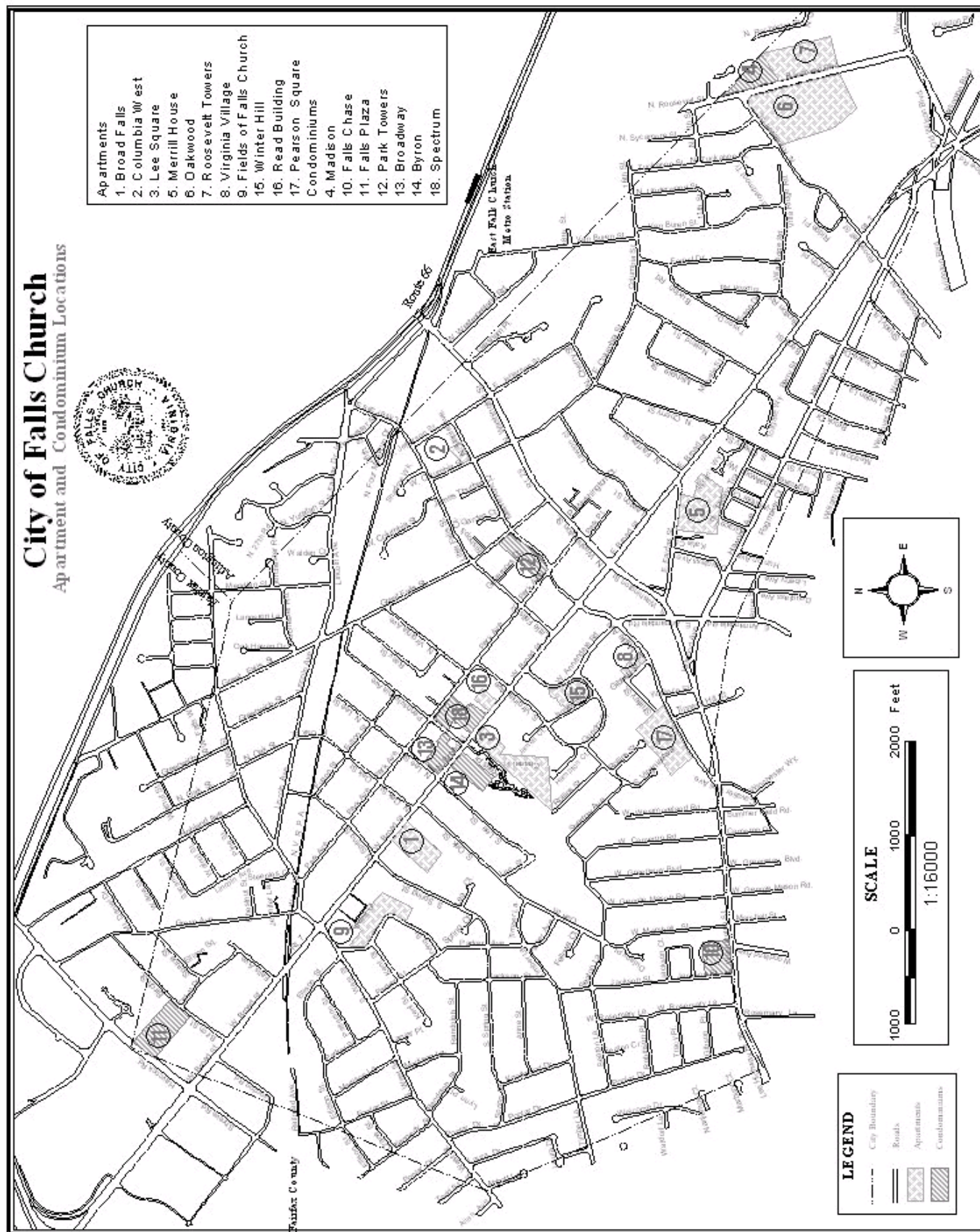
	1	2	3	4	5	6	7	8
Minimum 50%	\$35,945	\$41,080	\$46,215	\$51,350	\$55,458	\$59,566	\$63,674	\$67,782
Maximum 80%	\$57,512	\$65,728	\$73,944	\$82,160	\$88,733	\$95,306	\$101,878	\$108,451

TBRA INCOME & HOUSING COST LIMITS FOR FISCAL YEAR 2009

	Household Size							
	1	2	3	4	5	6	7	8
50%	\$35,950	\$41,100	\$46,200	\$51,350	\$55,450	\$59,550	\$63,650	\$67,800
60%	\$43,140	\$49,320	\$55,440	\$61,620	\$66,540	\$71,460	\$76,380	\$81,360

	Bedroom Size				
	0	1	2	3	4
Housing Cost (Rent & Utilities)	\$1,174	\$1,303	\$1,850	\$2,215	\$2,800

Figure 2





Appendix D

Community Needs Survey

The City of Falls Church receives federal funds each year for housing and community development projects through The U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program. Every five years the Housing and Human Services Division (HHS) must develop a 5 Year Consolidated Plan that details how this federal grant money will be used. In order to develop a plan that uses this money in a productive manner, we would like to know your input on what programs, services and issues are the biggest priorities for our community. Please help us meet your needs by filling out this quick survey.

- For information in your language please call 703 248-5005 (TTY 711) to request an interpreter.
- Để có thông tin bằng ngôn ngữ của quý vị, xin gọi 703-248-5005 để yêu cầu người thông dịch.
- Para recibir información en su idioma por favor llame al 703 248-5005 (TTY 711) para solicitar un interprete.

SECTION A: Please tell us a little about you and your current living situation:

- 1) What kind of housing do you currently live in?
☐ Single Family House ☐ Townhouse
☐ Apartment/Condo High-Rise ☐ Garden Style/Walk-Up
- 2) Do you own or rent your housing unit?
☐ Own ☐ Rent
- 3) How many bedrooms does your housing unit have?
☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5+
- 4) Including you, how many people live in your household? _____
- 5) How many children under 18 years old live in your household? _____
- 6) Approximately how much is your annual household income?
☐ Below \$10,000 ☐ \$40,000 – 50,000 ☐ \$80,000 – 90,000 ☐ \$120,000 – 130,000
☐ \$10,000 – 20,000 ☐ \$50,000 – 60,000 ☐ \$90,000 – 100,000 ☐ \$130,000 – 140,000
☐ \$20,000 – 30,000 ☐ \$60,000 – 70,000 ☐ \$100,000 – 110,000 ☐ More than \$140,000
☐ \$30,000 – 40,000 ☐ \$70,000 – 80,000 ☐ \$110,000 – 120,000
- OR -
What percentage of your monthly income goes towards housing costs? _____
- 7) Approximately how much do you spend per month for housing costs (rent, mortgage payments, utilities, HOA or condo fees, taxes, insurance)? _____
- 8) On a scale of 1 to 10, how satisfied are you with your current living conditions (cost, physical condition, location, neighborhood)?

1	2	3	4	5	6	7	8	9	10
Very Dissatisfied					Very Satisfied				
- 9) Are you concerned about the possibility of foreclosure on your home?
☐ YES ☐ NO



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SECTION B: For the next section, please mark [✓] which community needs you believe are the highest to lowest priorities for our community.

10) Please rate each Housing Service /Need as high, medium or low priorities.

	High Priority	Medium Priority	Low Priority
Rental Assistance for Low-Income Individuals	_____	_____	_____
Homeownership Assistance	_____	_____	_____
Specialty Housing (Senior/Disabled)	_____	_____	_____
Foreclosure Prevention	_____	_____	_____
Fair Housing Enforcement (Landlord / Tenant Mediation)	_____	_____	_____
Safety / Energy Improvements	_____	_____	_____
Housing Rehabilitation / Preservation (Single Family, Multi-Family)	_____	_____	_____

11) Please rate each Community Service/Need as high, medium or low priorities.

	High Priority	Medium Priority	Low Priority
Senior Services / Facilities	_____	_____	_____
Youth Services / Facilities	_____	_____	_____
Child Care Services / Facilities	_____	_____	_____
Job Training	_____	_____	_____
Computer Literacy Programs	_____	_____	_____
Health / Mental Health Services / Facilities	_____	_____	_____
Libraries	_____	_____	_____
Public Safety Services / Improvements (Fire Stations / Equipment, Anti-Crime, Anti-Drug, Substance Abuse)	_____	_____	_____
Park / Recreation Facilities	_____	_____	_____
Transportation Assistance	_____	_____	_____
Financial / Financial Education / Tax Prep Services	_____	_____	_____
Legal Services	_____	_____	_____

12) Please rate each Special Needs Service as high, medium or low priorities.

	High Priority	Medium Priority	Low Priority
Services / Facilities for Disabled	_____	_____	_____
Accessibility Improvements	_____	_____	_____
Domestic Violence Centers / Services (Spousal Abuse, Neglected/Abused Children)	_____	_____	_____
Homeless Shelters / Services	_____	_____	_____
HIV/AIDS Centers & Services	_____	_____	_____
Emergency Assistance (ex: Emergency Rent Relief)	_____	_____	_____

13) Please rate each Business and Community Development Need/Service as high, medium or low priorities.

	High Priority	Medium Priority	Low Priority
Business Mentoring	_____	_____	_____
Job Creation / Retention	_____	_____	_____
Commercial / Industrial Rehabilitation / Façade Improvements	_____	_____	_____
Economic Development / New Business	_____	_____	_____
Infrastructure Improvements (streets, sidewalks, street lighting)	_____	_____	_____



Appendix D

- 14) Are there any other needs or services that are lacking in this survey? If so please describe.

- 15) Have you ever used the services of the City's Housing and Human Services Division?

☐ YES ☐ NO

- IF NO, SKIP QUESTION #16 -

- 16) If YES, how would you rate the customer service?

- ☐ Excellent: I was helped in a timely manner, welcomed, received excellent service and the information met my specific need
☐ Good: I was helped in a timely manner, received good service and the information/service met my general needs
☐ Average: I received good service but the information/service did not meet my needs
☐ Below Average: I was helped but the information/service was unavailable and/or did not meet my needs
☐ Poor: No one helped me and/or the information/service was unavailable and/or did not meet my needs

SECTION C: We want to ensure that every resident in the City of Falls Church has fair and equal housing opportunities. These next questions will assist us in that goal.

- 17) Do you believe you have been a victim of housing discrimination?

☐ YES ☐ NO

- IF NO, SKIP QUESTIONS #18-21 -

- 18) Who do you believe discriminated against you?

☐ Landlord/Property manager ☐ Real Estate Agent
☐ Mortgage Lender ☐ Mortgage Insurer

- 19) On what basis do you believe you were discriminated against?

☐ Age ☐ Race ☐ Gender
☐ Familial Status ☐ National Origin
☐ Disability ☐ Religion

- 20) Did you report the discrimination?

☐ YES ☐ NO

- 21) IF NO, please explain why...



Appendix D

- OPTIONAL QUESTIONS -

This section is optional. If you do not feel comfortable answering these questions, please leave blank.

- 22) What is your age? _____
- 23) What is your gender?
☐ Male ☐ Female
- 24) What is your race?
☐ White ☐ Black/African American & White ☐ Black/African American
☐ Asian & White ☐ Asian ☐ American Indian/Alaskan Native
☐ American Indian/Alaskan Native & Black/African American
☐ American Indian/Alaskan Native & White
☐ Native Hawaiian / Other Pacific Islander
☐ Other Multi-Racial _____
- 25) What is your ethnicity?
☐ Hispanic
☐ Non-Hispanic

THANK YOU FOR PARTICIPATING IN OUR SURVEY!

Would you like someone from the City of Falls Church staff to contact you to discuss any specific needs you may have?

☐ YES ☐ NO

If yes, please leave your name and telephone number and we will contact you as soon as possible.

Name _____ Phone Number _____

Or, you may contact the City of Falls Church Housing and Human Services Division at (703) 248-5005



The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. This document will be made available in alternate format upon request.

Call (703) 248-5005 (TTY 711).





Appendix D

Community Forum #1

Tuesday September 8, 2009, 7:00 pm – 9:00 pm
Community Room, Community Center
Falls Church, VA 22046

Notes:

Scribe: Kevin Denton, Housing Specialist

Discussion about Housing Needs:

Beatrice	It is hard to age in place in the City. Once you retire, many people must move so they can afford to live.
Alex	Even the most affordable housing in the city is still not affordable
Mary	Teacher units are a good idea
Steve Sprague	Clarifies that the units are the Read Building
Beatrice	Local non-profit sponsors children who are here to volunteer from other countries

Dana asks for personal stories

Mary	Son and Daughter-in-law were forced to move to Oakton to find affordable housing.
Beatrice/Mary	Like Winter Hill for accessibility and accommodations Both ladies have traffic concerns
Alex	Is the Mt. Daniel ESL coordinator. Asks why all his families live in one community?
Carol	Describes The Fields and Government funding
Alex	Wants information about affordable housing
Tori	A Significant gap exists above 80% AMI. There isn't enough housing for the middle-income households/workforce
Carol	Grannie Flats – no way to age in place Auxiliary Units discussion Wonders if there are any initiatives for people to live closer to where they work
Beatrice	Christmas in May Program is good

Dana discusses other Housing Programs to consider

Discussion on Non-Housing Community Needs:

Beatrice	Need a clinic of some sort where routine testing can take place X-Rays and Blood Drawing capabilities are important
Mary	Swimming Pool connected to GM High School More City Parking, has to drive to Merrifield to go to Panera Bread
Alex	Affordable Pre-School, Public or Private (it is currently too small to support the need of the community)

Dana: How satisfied are you with Non-Housing Community Needs

Mary	Parking is terrible We need a pool.
------	--

Dana discusses other Non-Housing Community Needs on list

Discussion on Public Improvements/Development Needs:

Beatrice and Mary	Road Improvements are important. Pot Holes, Lighting, etc. is very bad, especially when walking at night
Beatrice	Drainage Issues – 4-5 streams in the City. The City should encourage upgrades to infrastructure so backyards and basements don't flood
Don	We need to enforce the existing code and promote better grating for houses
Beatrice	Highest point in the City is at City Hall



Appendix D

Tori	Power Lines are all above ground. Major issue, need to trim around trees.
Don	Explore underground wiring as a possibility
M.T Gutmanis	Sidewalks need improvement
	The curb cut-out for disabled accessibility is bad at community center. The situation is similar in places all over town.
<hr/>	
Mary	Dana discusses other Public Improvement/Development Needs on list
	Need better restaurant selections in the City

----- Conclusion of Community Forum #1-----



Appendix D

Public Improvements

- Economic Development/New Business (7)
- Public Swimming Pool (7)
- Drainage/Stream/Runoff Improvements (5)
- Road Improvements(4)
- Enforcement of Traffic Laws on Bike Path/Roads (3)
- More Parking(3)
- Infrastructure (3)
- Sidewalk Improvements (3)
- Enforcement of Existing Code & Grating Problems (2)
- Power Lines – Maintenance and Trimming (Below Ground?) (2)
- Parks/Recreation – specifically bushes on sidewalks (1)
- Job Creation/Retention (1)
- Public Safety Services(0)
- Commercial/Industrial Rehabilitation (0)
- Building Improvements (exterior/interior/façade) (0)
- Business Mentoring (0)

Non-Housing Community Development Needs

- Transportation Assistance (Fare Wheels) (8)
- Affordable Child Care/Pre-School (6)
- Health/Medical Services (specifically for routine testing, lab services, x-rays) (5)
- Senior Services/Facilities (5)
- Legal Services/Assistance (5)
- ESL Programs (3)
- Facilities for the Disabled (2)
- Job Force Development (job training, etc.) (2)
- Computer Literacy programs (2)
- Youth Services/Facilities (1)
- Emergency Assistance (1)
- Libraries (0)
- Financial Services (0)

Housing and Special Housing Needs

- Affordable Housing for Seniors (8)
- Workforce Housing (8)
- Affordable /Housing for Lower Income Households (6)
- Safety/Energy Improvements (5)
- Special Housing for Disabled (3)
- Homeless Shelters (3)
- Fair Housing Enforcement (2)
- Rental Assistance (2)
- Land Use Laws/Zoning for Accessory Dwelling Units (1)
- Housing Rehabilitation/Preservation (1)
- Housing that Children of Residents can Afford (0)
- Homeownership Assistance (0)
- Foreclosure Prevention (0)



Appendix D

Community Forum #2

Saturday September 12, 2009, 10:00 am – 12:00 pm
Club Room, Winter Hill Apartments
Falls Church, VA 22046

Notes:

The conversation at the Community Forum was recorded. Many residents who attended the forum did not speak fluent English. A community translator was present. These notes were derived from listening to the recorded discussion and determining which issues garnered the most response from residents.

Discussion on Housing and Special Housing Needs

- Individuals who live at Winter Hill receive Housing Choice Vouchers so they don't feel they have many housing needs
- Individuals at Winter Hill also feel they are too old to buy a house
- Would like to see more Homeownership opportunities for children
- Have friends who have applied to live at Winter Hill but if they don't get in, they have to move to find something affordable.
- Tenant/Landlord Enforcement is important, especially for people with limited English skills
- Assisted Living for Elderly and Disabled

Discussion on Non-Housing Community Needs

- Exercise Classes/Programs/Facilities that are affordable. During the winter, it is too cold to go for long walks
- Water Exercise Classes
- Transportation to major Bus Depots, Train Stations, Airports, etc.
- Transportation Services Expanded
- Translation Services for Specific Needs
- Senior Companion Services
- Computer Training for Low-Income Elderly/Disabled
- Many would like to be able to keep in touch with children, grandchildren, share pictures, send emails, etc.
- ESL Classes on @ Winter Hill. The Fields?
- Legal Services

Discussion on Public Improvements:

- Exercise Facilities
- Accessibility Improvements at Winter Hill and other places in the City
- Community members at Winter Hill don't take advantage of programs at Community Center as much as other community members
- Parks Programs for reduced price
- Ex: Aerobics
- Job Training/Search services
- Building Improvements – Repair units at WH/balconies
- Generally residents are happy with the facilities at WH
- Do not want anything to do with the police
- Sidewalks and Streets need lighting/pot hole improvements
- Car Repairs
- Enforcement of City Laws on Roads/Bike Path